

Egna – Egna

# Elegant and modern terraced villa surrounded by greenery.

Objektnummer: IT23415914



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WOHNFLÄCHE: ca. 96 m<sup>2</sup> • ZIMMER: 3

Objektnummer: IT23415914 - 39044 Egna – Egna

- Auf einen Blick
- Die Immobilie
- Auf einen Blick: Energiedaten
- Grundrisse
- Ein erster Eindruck
- Ausstattung und Details
- Alles zum Standort
- Ansprechpartner

Objektnummer: IT23415914 - 39044 Egna – Egna

## Auf einen Blick

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Wohnfläche	ca. 96 m <sup>2</sup>
Bezugsfrei ab	nach Vereinbarung
Zimmer	3
Schlafzimmer	2
Badezimmer	2
Baujahr	2023

Haus	Reihenhaus
Provision	Subject to commission
Gesamtfläche	ca. 170 m <sup>2</sup>
Nutzfläche	ca. 0 m <sup>2</sup>
Ausstattung	Terrasse

Objektnummer: IT23415914 - 39044 Egna – Egna

## Auf einen Blick: Energiedaten

Heizungsart	Fussbodenheizung	Energieinformationen	BEDARF
Wesentlicher Energieträger	Luft/Wasser- Wärmepumpe	Endenergiebedarf	20.00 kWh/m <sup>2</sup> a
Energieausweis gültig bis	01.12.2033	Energie- Effizienzklasse	A
Befuerung	Luft/Wasser- Wärmepumpe		

Objektnummer: IT23415914 - 39044 Egna – Egna

## Die Immobilie



Objektnummer: IT23415914 - 39044 Egna – Egna

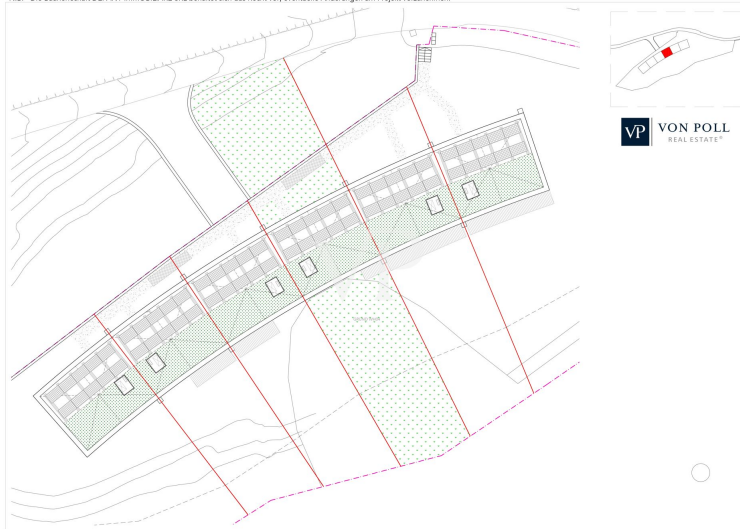
## Die Immobilie



Objektnummer: IT23415914 - 39044 Egna – Egna

# Grundrisse

N.B. Die Bauherrschaft DEFANT IMMOBILIARE SRL behält sich das Recht vor, eventuelle Änderungen am Projekt vorzunehmen.

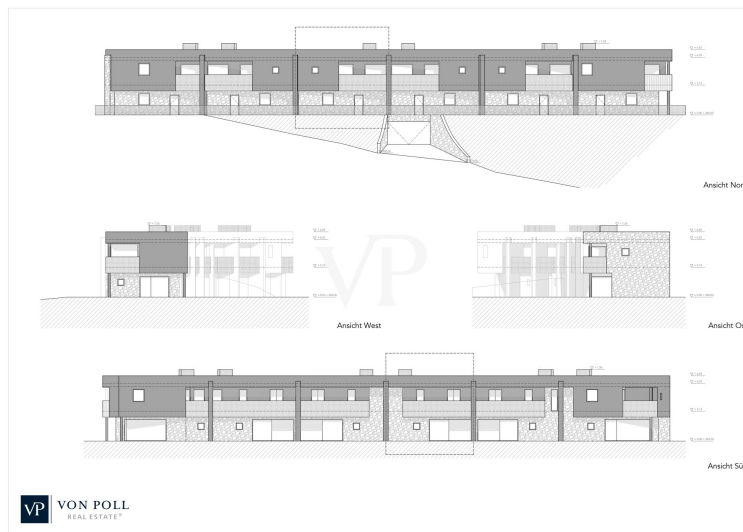


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Dieser Grundriss ist nicht massstabsgetreu. Die Unterlagen wurden uns vom Auftraggeber zur Verfügung gestellt. Aus diesem Grund können wir nicht für die Richtigkeit der Angaben garantieren.

**Objektnummer: IT23415914 - 39044 Egna – Egna**

## Ein erster Eindruck

This prestigious terraced villa will be built to the highest Climate House "A" standard, meaning it will also be energy efficient. The property offers great privacy given its setting overlooking the vineyards. The downstairs entrance gives direct access to the living and dining area with garden, which has excellent natural lighting thanks to its large sliding windows and exposures. The cosy garden of approx. 245 sqm. with its lawn gives the possibility to create a relaxing and pleasant environment to spend free time with family or friends. A bathroom and a hall complete the ground floor. The upper floor, reached by an internal staircase, is the sleeping area. It is composed of two double bedrooms, both with access to a loggia with panoramic views, a corridor, a windowed bathroom-wc. To create a special atmosphere of well-being in all rooms, the property is equipped with an independent underfloor heating and cooling system, managed by a convenient individual room temperature control. The system is powered by a heat pump and solar panels that are located on the roof of the building. An additional internal staircase provides easy access to the basement and garage. The garage measures approximately 48 sqm and is included in the price. The quality of the materials used is of a very high standard. Construction year 2023. Handover March/April 2024.

Objektnummer: IT23415914 - 39044 Egna – Egna

## Ausstattung und Details

Underfloor heating and cooling  
Autonomous with heat pump  
Solar panels  
Preparation for alarm system  
Automated gates  
Forced air recycling  
Triple-glazed aluminum/wood windows

Objektnummer: IT23415914 - 39044 Egna – Egna

## Alles zum Standort

The facility is located in Pinzano, a hamlet of Montagna (Egna) BZ. This fantastic village lies submerged in vineyards, above the valley of South Tyrol, and besides offering a magnificent panoramic view of the Bassa Atesina all the way to Merano, it is the place where the delicious and precious Blauburgunder is grown. In the center of the village is the famous St. Stephen's Church, built around 1490. In addition, the area is well served by public transportation, various businesses, etc...

Objektnummer: IT23415914 - 39044 Egna – Egna

## Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

Christian Weissensteiner

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