

Bozen – Südtirol [Trentino-Alto Adige]

# Premium Attic apartment with panoramic view in the Heart of Bolzano

Objektnummer: IT22415419



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WOHNFLÄCHE: ca. 116 m<sup>2</sup> • ZIMMER: 4

Objektnummer: IT22415419 - Bozen – Südtirol [Trentino-Alto Adige]

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

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## Auf einen Blick

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Wohnfläche	ca. 116 m²
Bezugsfrei ab	nach Vereinbarung
Etage	5
Zimmer	4
Schlafzimmer	3
Badezimmer	2
Baujahr	2023
Stellplatz	1 x Garage, 80000 EUR (Verkauf)

Wohnungstyp	Etagenwohnung
Provision	Subject to commission
Gesamtfläche	ca. 176 m²
Nutzfläche	ca. 161 m²
Ausstattung	Terrasse

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## Auf einen Blick: Energiedaten

Heizungsart	Fußbodenheizung	Energieausweis	Bedarfsausweis
Wesentlicher Energieträger	Luft/Wasser-Wärmepumpe	Endenergiebedarf	40.00 kWh/m²a
Energieausweis gültig bis	07.02.2033	Energie-Effizienzklasse	B
Befuerung	Luft/Wasser-Wärmepumpe		

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## Die Immobilie





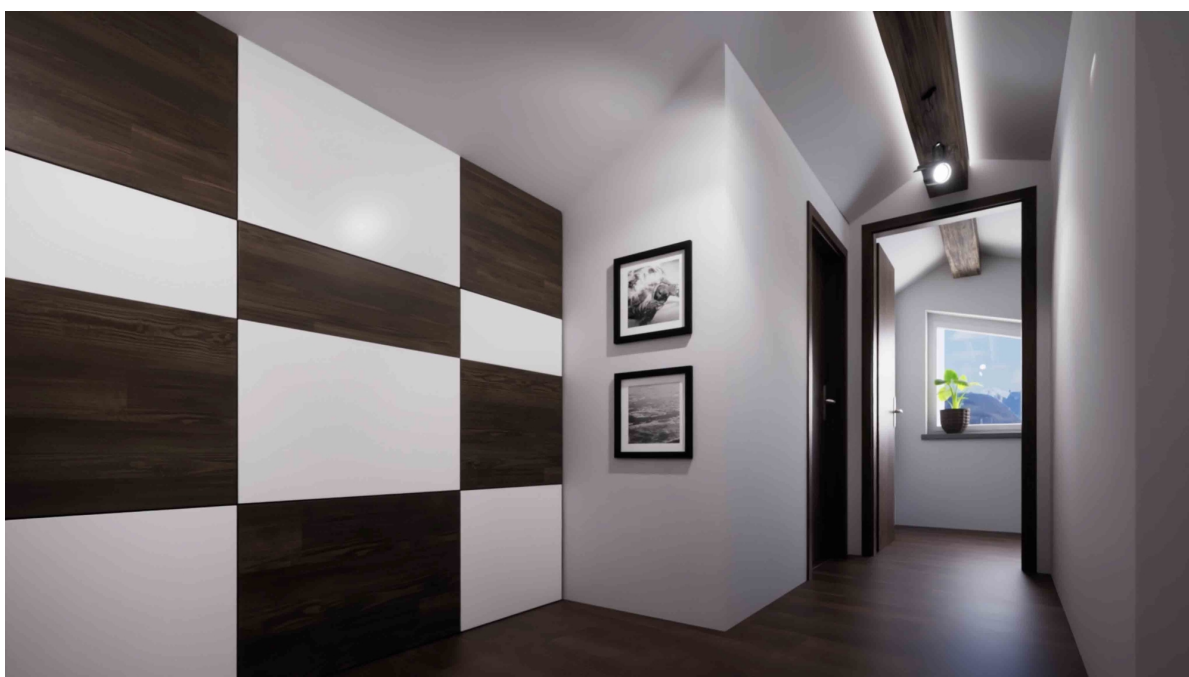
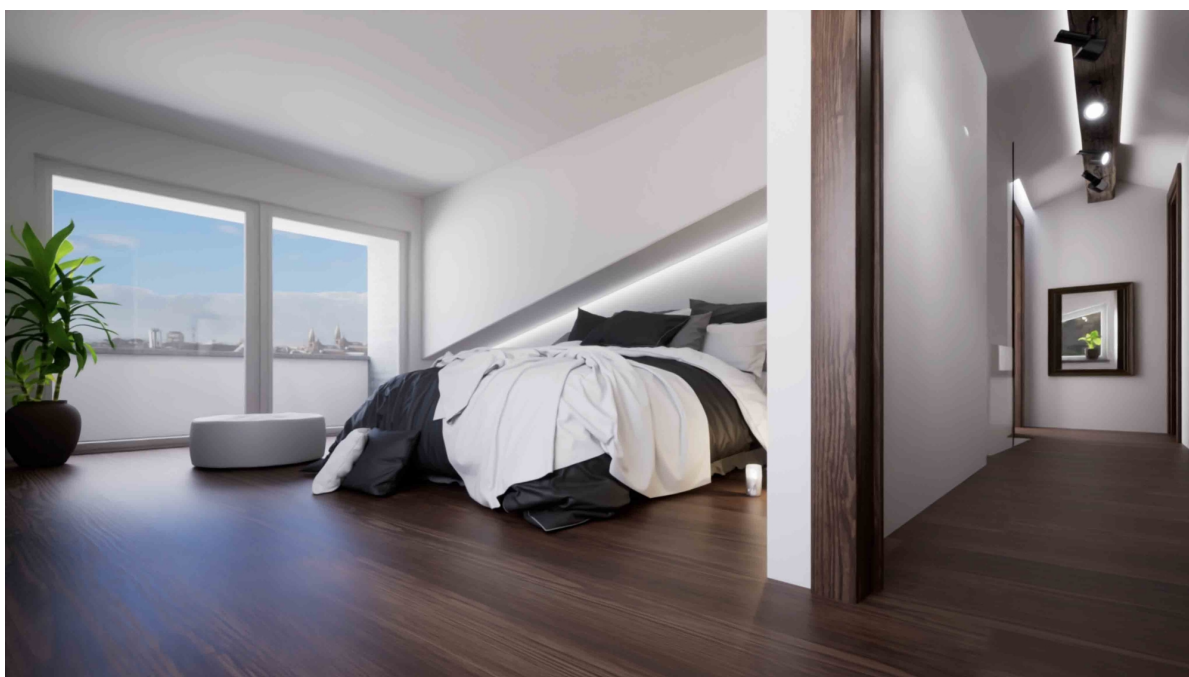
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## Ein erster Eindruck

In the immediate vicinity of the historic old town of Bolzano and in a quiet location, this unique premium attic apartment is being built. The attic apartment extends over the last two residential floors, which will be completely demolished and rebuilt in high quality construction. The residential project provides for the core renovation, as well as the energy renovation of the entire property. The apartment is reached from the staircase or comfortably by elevator and is therefore completely barrier-free. The property consists of a kitchen-living room, a day toilet and a clever storage area on the penultimate floor (4th floor). From this floor are two spacious terraces accessible from the kitchen-living room, from which you can enjoy a fantastic view. An internal staircase connects the living area with the last floor (attic). There are two double bedrooms, each with its own terrace, another single bedroom, which can also be used as a walk-in closet or storage room and the bathroom. The apartment gets a lot of daylight thanks to numerous and generous window openings and from the terraces you can enjoy a breathtaking panoramic view over the roofs of Bolzano and on the Catinaccio. The fantastic view from the apartment, gives its residents a special living feeling. The attic apartment is characterized, among other things, by the spacious interiors and the attractive and clever room layout. The advantages of city life in combination with the highest privacy and the amenities of a core renovated, or newly realized apartment, are found in this exclusive property. Ideal for people with the highest living standards, as well as a stable value investment in the heart of Bolzano.

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## Ausstattung und Details

Two single garages with approx. 19-20 m2 can be purchased for 80.000€ per garage.

The garages are located in the 1st basement of the building.

A cellar is included in the purchase price.



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## Alles zum Standort

Bar, restaurants, pharmacy, as well as supermarket etc. are within walking distance. Bolzano is a city in the northern Italian province of South Tyrol (Alto Adige). Located in a valley amidst hilly vineyards, the city is considered the gateway to the Dolomites mountain range in the Italian Alps. The medieval town center is home to the South Tyrol Museum of Archaeology, which houses the Neolithic glacier mummy known as "Ötzi." Nearby are the impressive 13th-century Maretsch Castle and the Cathedral of the Assumption of Mary, built in Romanesque and Gothic styles.

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## Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

Christian Weissensteiner

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Drususallee 265/Viale Druso 265 Bozen / Bolzano

E-Mail: [bozen@von-poll.com](mailto:bozen@von-poll.com)

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