

Bolzano – Bolzano

## Bolzano Center: Penthouse with terrace

Property ID: IT23415482



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LIVING SPACE: ca. 225 m<sup>2</sup> • ROOMS: 5

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## At a glance

Property ID	IT23415482
Living Space	ca. 225 m <sup>2</sup>
Floor	4
Rooms	5
Bedrooms	4
Bathrooms	3
Year of construction	1994

Purchase Price	On request
Commission	Subject to commission
Total Space	ca. 305 m <sup>2</sup>
Equipment	Terrace, Fireplace

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## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	200.00 kWh/m <sup>2</sup> a
Energy certificate valid until	21.05.2030	Energy efficiency class	G
Power Source	Gas	Year of construction according to energy certificate	1994

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## The property



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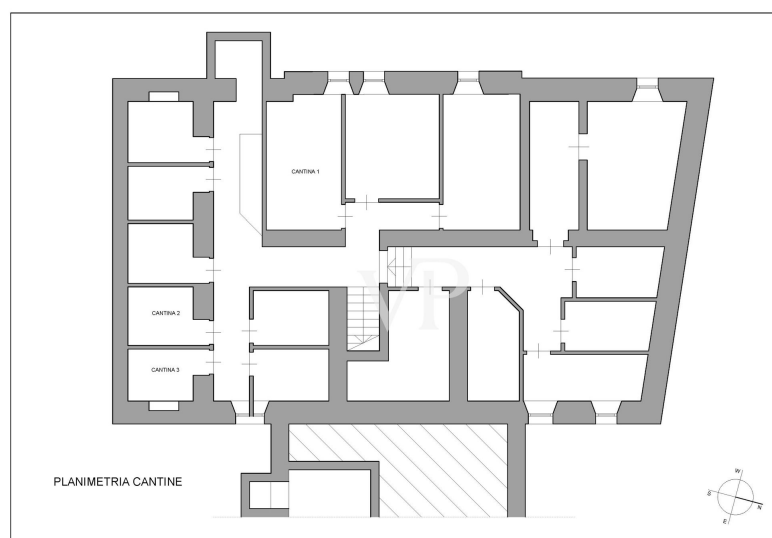
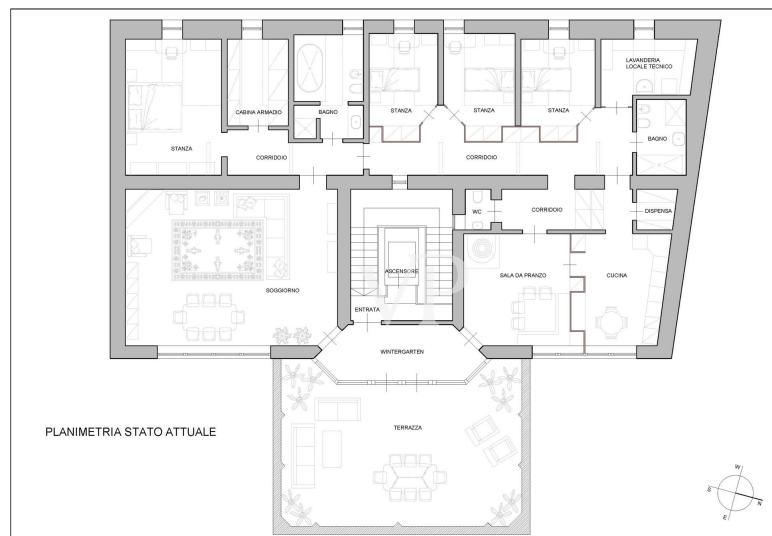
## The property





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## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

This impressive penthouse is located in a stately building built in the late 1800s in the neo-Renaissance style with a wide, ornate facade and stands in the so-called "New Town," conceived and designed by German architect Sebastian Altmann. The penthouse apartment was born from a careful renovation of the attic in 1994. Special features such as independent heating, a wood-burning fireplace, the large olla stove, fine parquet and natural stone cladding, exquisite bathrooms, electric shutters, a burglar alarm system, and an elevator that comes directly to the floor further enhance the accommodation. An ornate entrance hall leads to a wintergarten that leads to the two separate parts of the property and the large terrace of about 60 square meters. From this terrace there is a splendid view of the beautiful cathedral bell tower and the surrounding mountains. Facing east, the living area consists of a large living room with large windows and a marble fireplace, a dining room lined with wood paneling, a kitchen, a pantry, and a small toilet. To the west, the partially attic sleeping area consists of a double bedroom, a walk-in closet, a windowed bathroom with shower and bathtub, three single bedrooms, a technical room/laundry room, and a second bathroom. The entire sleeping area is illuminated by natural light through the dormer windows, which overlook the brilliant foliage of the century-old plane trees, giving it an evocative charm. Corridors and hallways connect the various rooms in the accommodation. There are three cellars in the basement, and the inner courtyard houses bicycle parking. Possible garage nearby to be bought extra. Arranged cadastrally as two units, this property could be divided into two separate flats. For detailed plans on different distribution ideas such as division into two units or other configurations, we offer advice from our professionals. We are located in the heart of the capital, near Walter Square with the beautiful cathedral built in the Gothic style in 1501, museums, municipal theater, conservatory, and Free University of Bolzano. The highly serviced area with facilities for residents is located not far from the Talvera Meadows, the city's green oasis.

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## Details of amenities

Independent heating  
Wood-burning fireplace  
Oil stove  
Burglar alarm system  
Electric shutters

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## All about the location

Bolzano, the charming capital of South Tyrol, is situated in an Alpine basin at about 250 m above sea level, protected in the heart of vineyard-covered hills, surrounded by stupendous mountains and crisscrossed by rivers and streams. The history of the city itself dates back to the construction of the Via dei Portici, around 1170. From the Middle Ages onward, Bolzano continually asserted its position as an important trading center between North and South, thus becoming a center of fairs, a meeting point for artisans and merchants from all over Europe. These dynamics are still clearly legible in the urban fabric, where numerous buildings of different architectural styles still exist, testifying to a dynamic and articulate past. Bolzano today is one of the most beautiful and welcoming cities in Trentino Alto Adige as well as being one of the most livable places in Italy. Here north and south, Mediterranean and Alpine meet, creating an irresistible and unrepeatable combination. Modern and historic at the same time, youthful and dynamic but equally peaceful and quiet, it consists of five districts and has about 107,000 inhabitants belonging to the three official language groups: German, Italian and Ladin. 50 kilometers of bicycle paths crisscross the city with a green and innovative soul that offers two cable cars, a train station with direct connections to Innsbruck, Vienna, Munich, Milan, and Rome, and an airport with many domestic and international routes. In 2021, Bolzano became the first city in Italy to receive the prestigious "Climate Gold Municipality" certification: this is the highest level of certification in Europe that rewards municipalities that are committed to climate protection.

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## Contact partner

For further information, please contact your contact person:

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