

Bolzano – Südtirol [Trentino-Alto Adige]

Bolzano, Via Max Valier: Wonderful four-room apartment with garden

Property ID: IT23492707



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PURCHASE PRICE: 880.000 EUR • LIVING SPACE: ca. 120 m² • ROOMS: 4

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At a glance

Property ID	IT23492707
Living Space	ca. 120 m ²
Available from	According to the arrangement
Rooms	4
Bedrooms	3
Bathrooms	3

Purchase Price	880.000 EUR
Total Space	ca. 166 m ²
Usable Space	ca. 0 m ²
Equipment	Terrace

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Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	30.00 kWh/m ² a
Energy certificate valid until	01.09.2033	Energy efficiency class	C

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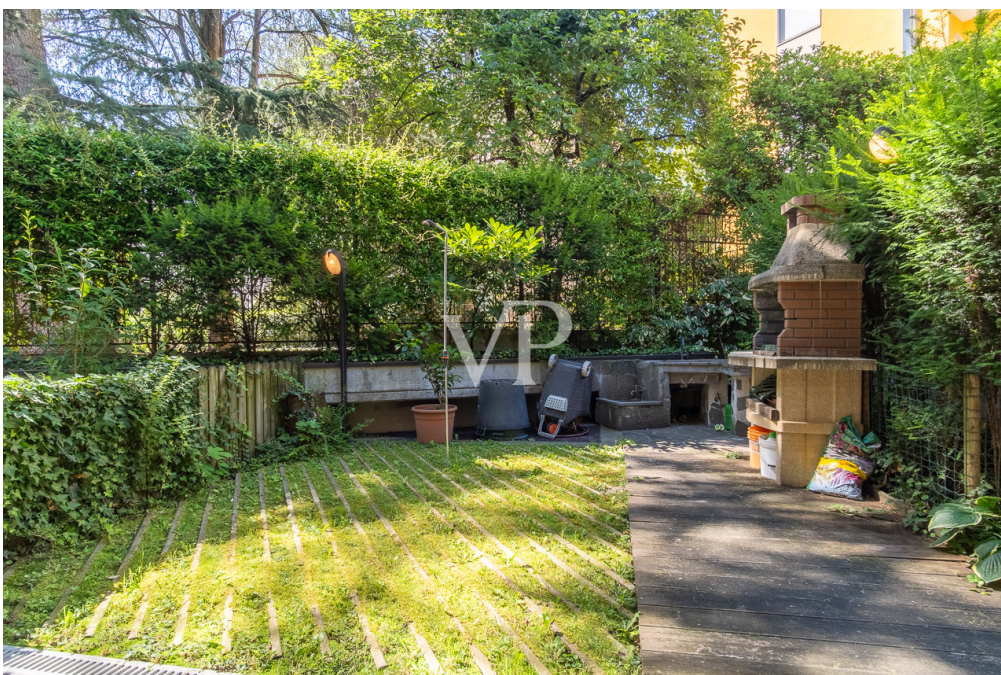
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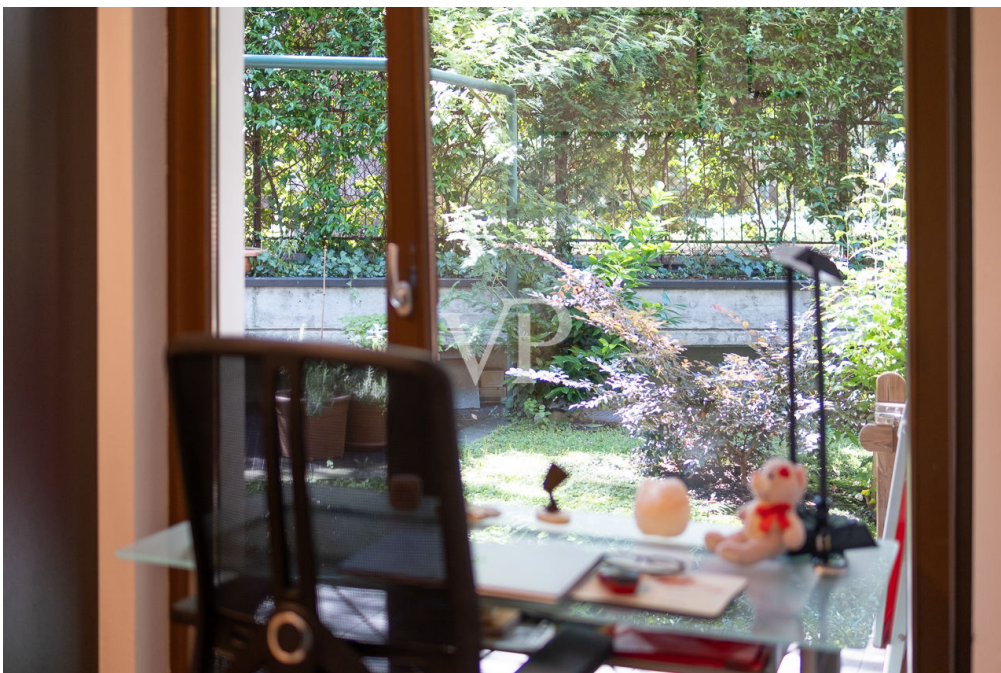
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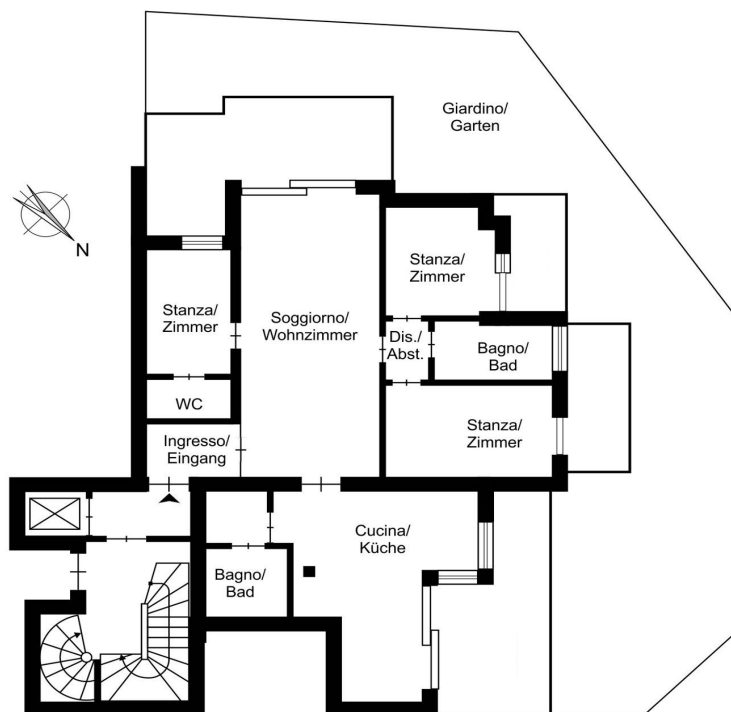
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Floor plans



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 prestigious residential complex was built in the highest standard of Climate House "C," which means it will also be rated for energy efficiency. The property is located in an interior and quiet area, and offers a high degree of privacy. An entrance door, gives access to this charming five-room apartment that is located on the ground floor with a garden of 220 sq. m. approx. The heart of the apartment is definitely the large living area with a view and direct access to the garden that allow the future owners to enjoy pure moments of relaxation or company for many months of the year, making a perfect continuity between the indoor and outdoor space. The sleeping area, on the other hand, consists of: a master bedroom with a walk-in closet and direct access to the garden, an additional double bedroom with direct access to the garden, a single bedroom with an en suite bathroom and direct access to the garden, a livable kitchen with direct access to the garden, a windowed master bathroom, and a service bathroom. The property unit is equipped with a central heating system that is operated independently with convenient individual control of room temperature, providing a special atmosphere of well-being in all rooms, indoor and outdoor alarm system and air-conditioning system. The offer is completed by two cellar rooms and two garage boxes. All reachable by stairs or elevator. Both garages are Extra at Euro 100,000.00 thousand. (The property is the result of a merger of two material portions, if desired it can be restored to its original state, so as to obtain a large three-room apartment (equal to a four-room apartment) and a studio apartment). A solution therefore unique and unrepeatable in Bolzano, for our most demanding clients. The property features fine finishes. Construction year 2003.

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Details of amenities

Casaclima C

Elevator

Access for people with disabilities

Video intercom

Internal and external alarm system

Air conditioning system

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All about the location

The property is located on Max Valier Street in the heart of Bolzano's Gries district. The property unit is in close proximity to Victory Square, Gries Square, Corso della Libertà and the historic center of Bolzano. The area is well served by public transportation and bicycle path.

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Contact partner

For further information, please contact your contact person:

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