

Bolzano - Bozen – Südtirol [Trentino-Alto Adige]

Four-room apartment with garden in the exclusive Villa Germania on the Guncina Walks

Property ID: IT244151063



LIVING SPACE: ca. 98 m² • ROOMS: 4

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At a glance

Property ID	IT244151063
Living Space	ca. 98 m ²
Available from	According to the arrangement
Rooms	4
Bedrooms	2
Bathrooms	2
Year of construction	2002

Commission	subject to commission
Total Space	ca. 156 m ²
Usable Space	ca. 0 m ²
Equipment	Balcony

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Energy Data

Energy Certificate	Energy demand certificate
Energy efficiency class	D

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A first impression

Living surrounded by nature in an environment with a Mediterranean feel is a dream of many. Being able to do so without giving up the comforts of the city can be considered a true luxury. In fact, this apartment is located within the exclusive residential complex "Villa Germania," built on the sunny Guncina Promenades. To inhabit this apartment is to feel on vacation, while remaining in the city. The living room is very cozy and has a generous size. The southern exposure and large windows ensure constant brightness throughout the 'day. From here there is access to the balcony and the garden, the pride of this property. The 'breadth of this garden, surrounded by greenery and silence, allows you to enjoy many months of the year moments of pure relaxation and moments of happiness. The kitchen is separate and habitable. The bedrooms are both doubles, one of which has an "en suite" bathroom, windowed with tub. The other bathroom is also windowed and equipped with a shower. The 'property is equipped with alarm system and central heating but autonomous for each room. To complete this beautiful property there is a spacious basement and a double garage, included in the price. This dwelling represents an ideal choice for our refined Italian and international clientele looking for an exclusive property, which can make those who live in it feel on vacation all year round.

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All about the location

The district of Gries in Bolzano became part of the municipality of Bolzano only in 1925. Until then Gries constituted an autonomous municipality, well known as a health resort. Many palaces and villas remain from that era, as well as the Guncina promenade. It is precisely here, amidst lush Mediterranean vegetation, that the exclusive condominium "Villa Germania" where this property is located. The location is unique and at the same time easily accessible from Piazza Gries. Here you will find Pharmacies, Banks, Bus stops, grocery stores and restaurants. And an area very rich in schools of various types and kindergartens. The hospital is only ca.2 km away, the Train station 2.2 km, the entrance to the highway 4.1 km. For lovers of sports activities there are a variety of possibilities in the immediate vicinity. Renowned Tennis clubs, Golf courses and the verdant Talvera promenades are within easy reach.

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Contact partner

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