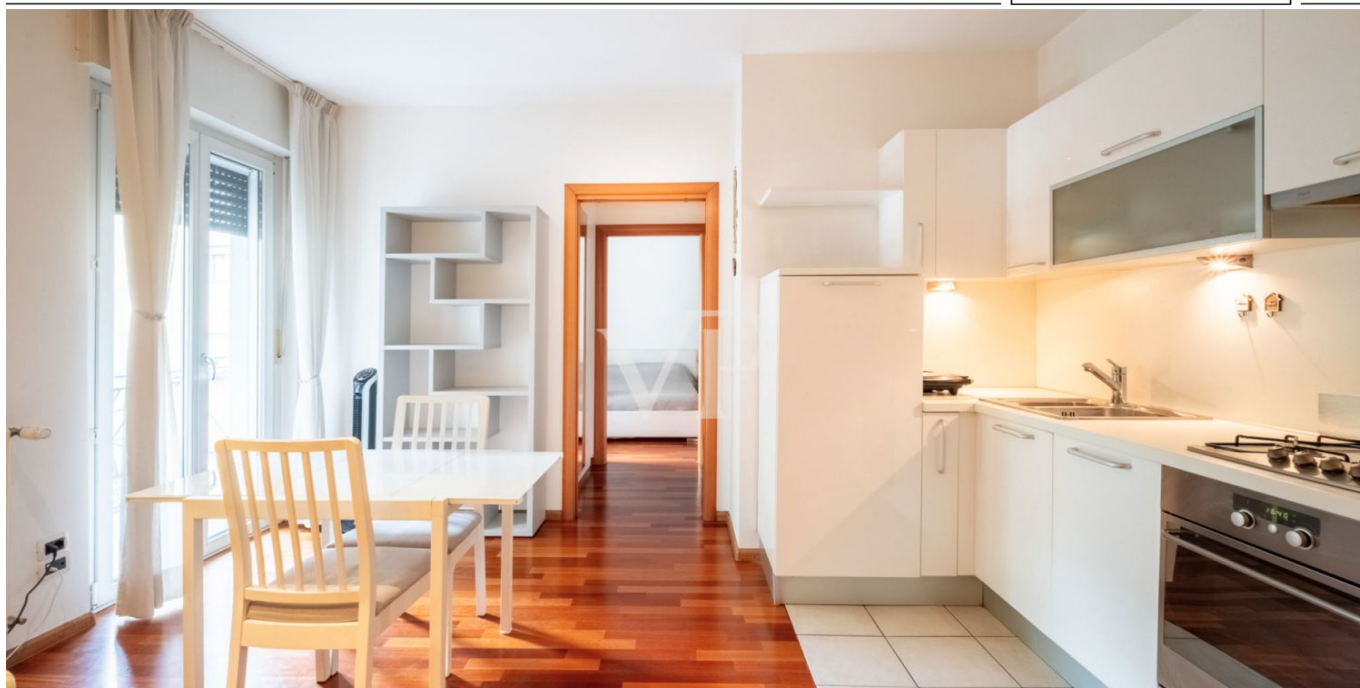


Bolzano – Südtirol [Trentino-Alto Adige]

## Two-room apartment ideal for investment in well-serviced area

Property ID: IT244151224



[www.von-poll.it](http://www.von-poll.it)

PURCHASE PRICE: 250.000 EUR • LIVING SPACE: ca. 39 m<sup>2</sup> • ROOMS: 2

Property ID: IT244151224 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

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Property ID: IT244151224 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

## At a glance

|                |                              |
|----------------|------------------------------|
| Property ID    | IT244151224                  |
| Living Space   | ca. 39 m²                    |
| Available from | According to the arrangement |
| Floor          | 2                            |
| Rooms          | 2                            |
| Bedrooms       | 1                            |
| Bathrooms      | 1                            |

|                |                       |
|----------------|-----------------------|
| Purchase Price | 250.000 EUR           |
| Commission     | Subject to commission |
| Total Space    | ca. 51 m²             |
| Usable Space   | ca. 0 m²              |
| Equipment      | Balcony               |

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## Energy Data

|               |     |                            |                              |
|---------------|-----|----------------------------|------------------------------|
| Energy Source | Gas | Energy Certificate         | Energy demand<br>certificate |
| Power Source  | Gas | Energy efficiency<br>class | G                            |

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## The property



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## The property



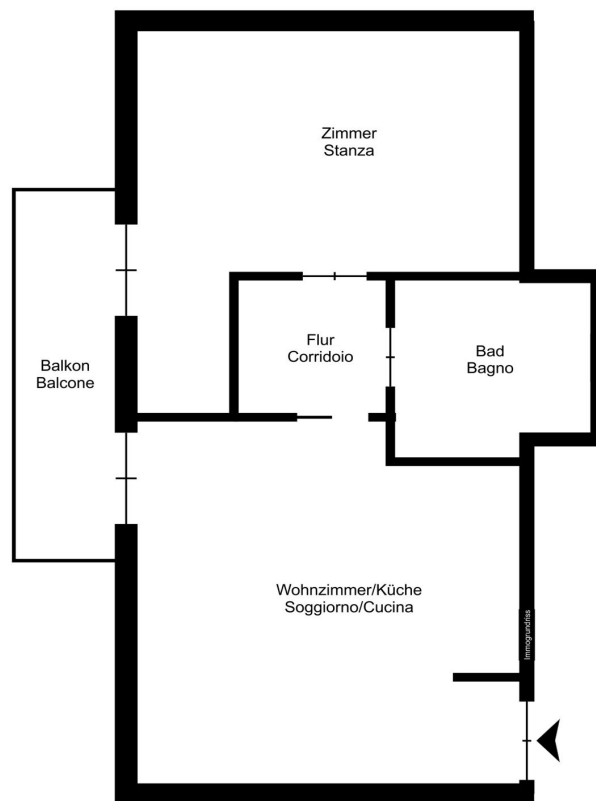
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## The property



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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.

Property ID: IT244151224 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

## A first impression

In a quiet residential area of Bolzano we offer for sale a two-room apartment. The 'apartment is located on the second floor (no elevator) and consists of a living room-kitchen, a hallway equipped with a closet, a bathroom with tub and a spacious double bedroom. An east-facing balcony provides an exit from both the living room and the master bedroom. The 'property is presented to date in good condition and is proves to be an excellent investment, as it is rented regularly until 31.08.2025 at euro 750.00 plus expenses. The condominium offers space for bicycles, an inner courtyard, In the basement completes the property a cellar.

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## All about the location

The property is located on Via Ischia. This area is a popular residential area due to its centrality and the amount of services it offers. There are numerous schools within 500m. The Court of Bolzano is 800m away, supermarkets and banks in ca. 200m. The Bolzano Hospital can be reached in 2.8km and the highway 3.1km

Property ID: IT244151224 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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*To Disclaimer of von Poll Immobilien GmbH*

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