

Bolzano – Südtirol [Trentino-Alto Adige]

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

Property ID: IT244151224



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

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## At a glance

|                |                              |                |                       |
|----------------|------------------------------|----------------|-----------------------|
| Property ID    | IT244151224                  | Purchase Price | 250.000 EUR           |
| Living Space   | ca. 39 m <sup>2</sup>        | Commission     | Subject to commission |
| Available from | According to the arrangement | Total Space    | ca. 51 m <sup>2</sup> |
| Floor          | 2                            | Usable Space   | ca. 0 m <sup>2</sup>  |
| Rooms          | 2                            | Equipment      | Balcony               |
| Bedrooms       | 1                            |                |                       |
| Bathrooms      | 1                            |                |                       |

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## Energy Data

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

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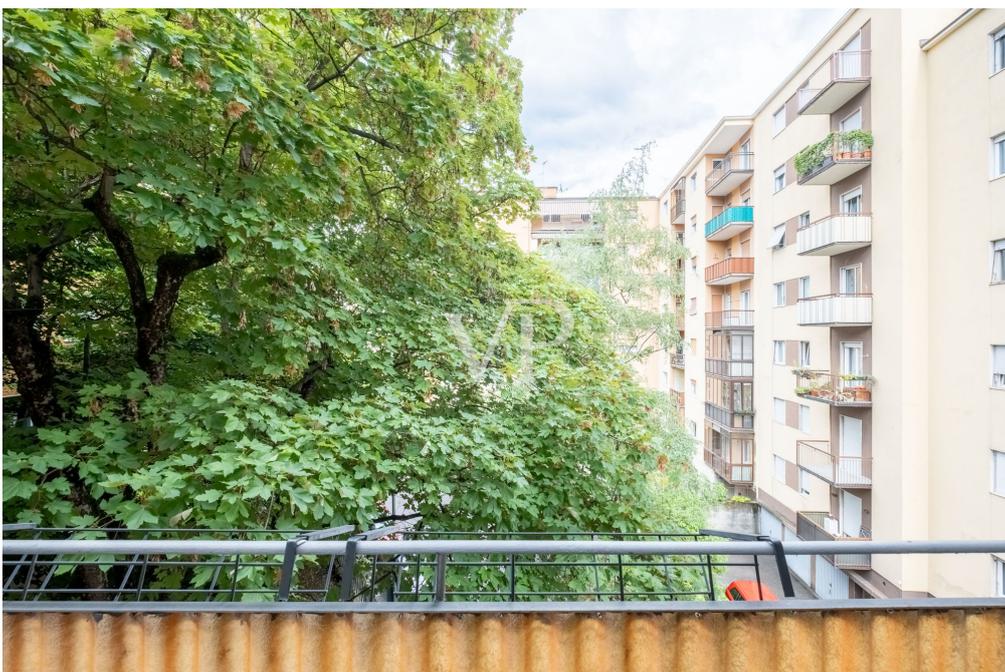
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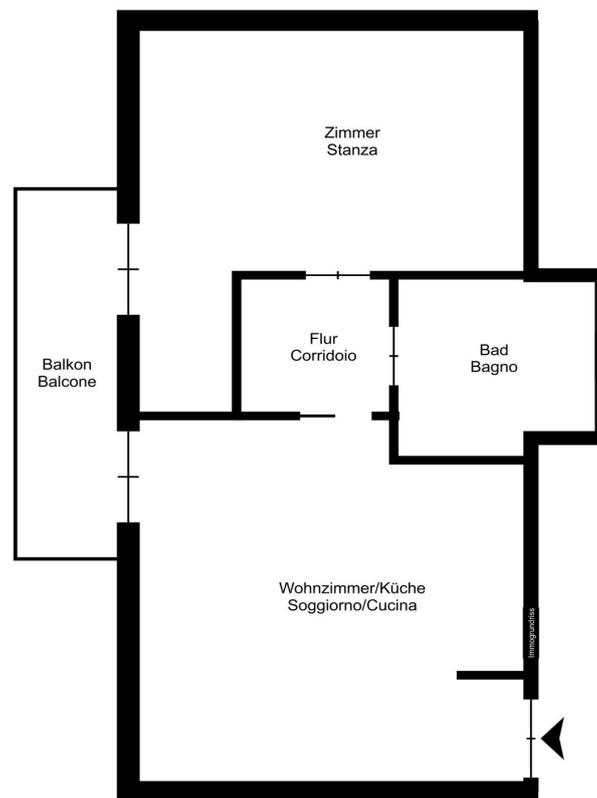
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## Floor plans



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

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

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## Contact partner

For further information, please contact your contact person:

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*To Disclaimer of von Poll Immobilien GmbH*

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