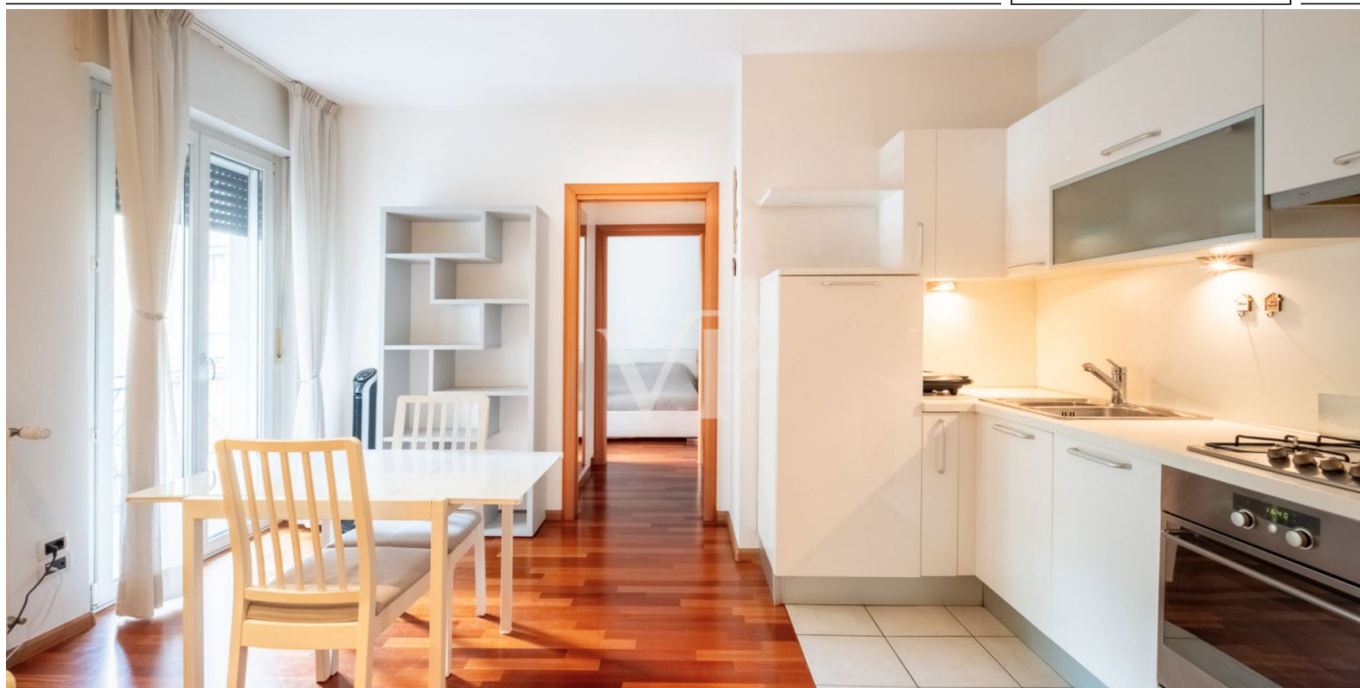


Bolzano – Südtirol [Trentino-Alto Adige]

## 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]

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- All about the location
- Contact partner

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

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

## Energy Data

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

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

## The property



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

## The property





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

## The property



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

## The property





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

## The property



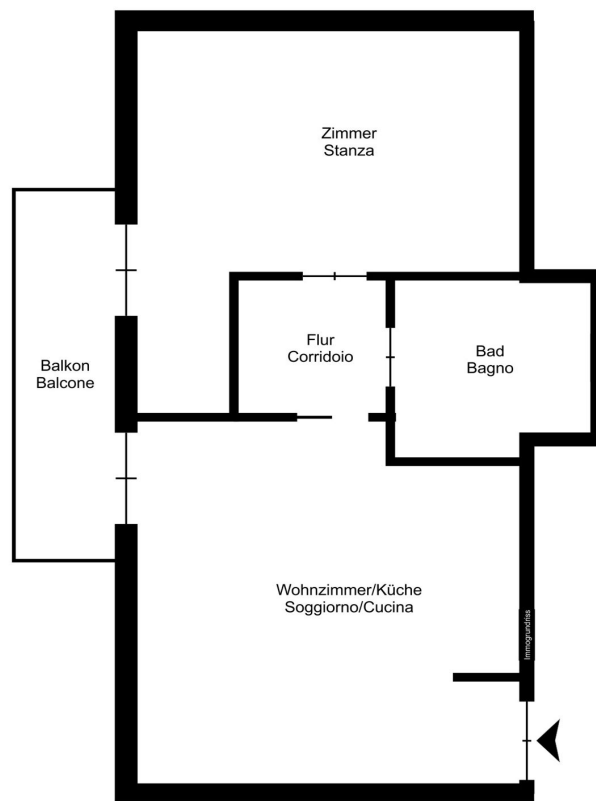
Property ID: IT244151224 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

## The property



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

## 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.



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

## 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

---

Drususallee 265/Viale Druso 265 Bozen / Bolzano

**E-Mail:** [bozen@von-poll.com](mailto:bozen@von-poll.com)

*To Disclaimer of von Poll Immobilien GmbH*

---

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