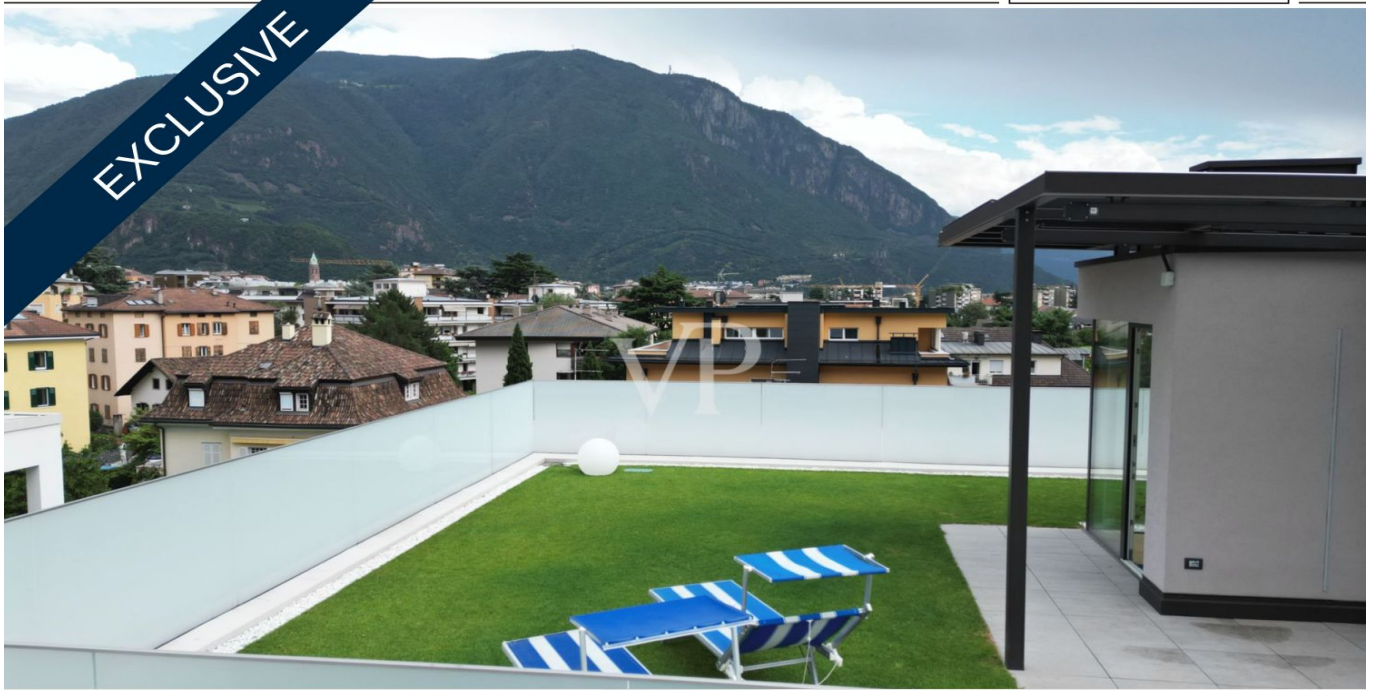


Bolzano – Südtirol [Trentino-Alto Adige]

## Newly built penthouse with high living comfort

Property ID: IT244151225

EXCLUSIVE



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

PURCHASE PRICE: 1.650.000 EUR • LIVING SPACE: ca. 100,76 m<sup>2</sup> • ROOMS: 4

Property ID: IT244151225 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

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Property ID: IT244151225 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

## At a glance

|                      |                           |                |                        |
|----------------------|---------------------------|----------------|------------------------|
| Property ID          | IT244151225               | Purchase Price | 1.650.000 EUR          |
| Living Space         | ca. 100,76 m <sup>2</sup> | Commission     | Subject to commission  |
| Rooms                | 4                         | Total Space    | ca. 175 m <sup>2</sup> |
| Bedrooms             | 3                         | Equipment      | Terrace                |
| Bathrooms            | 3                         |                |                        |
| Year of construction | 2022                      |                |                        |

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## Energy Data

|                                   |            |                            |                              |
|-----------------------------------|------------|----------------------------|------------------------------|
| Energy certificate<br>valid until | 01.09.2033 | Energy Certificate         | Energy demand<br>certificate |
|                                   |            | Final Energy<br>Demand     | 13.00 kWh/m <sup>2</sup> a   |
|                                   |            | Energy efficiency<br>class | A+                           |

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## The property





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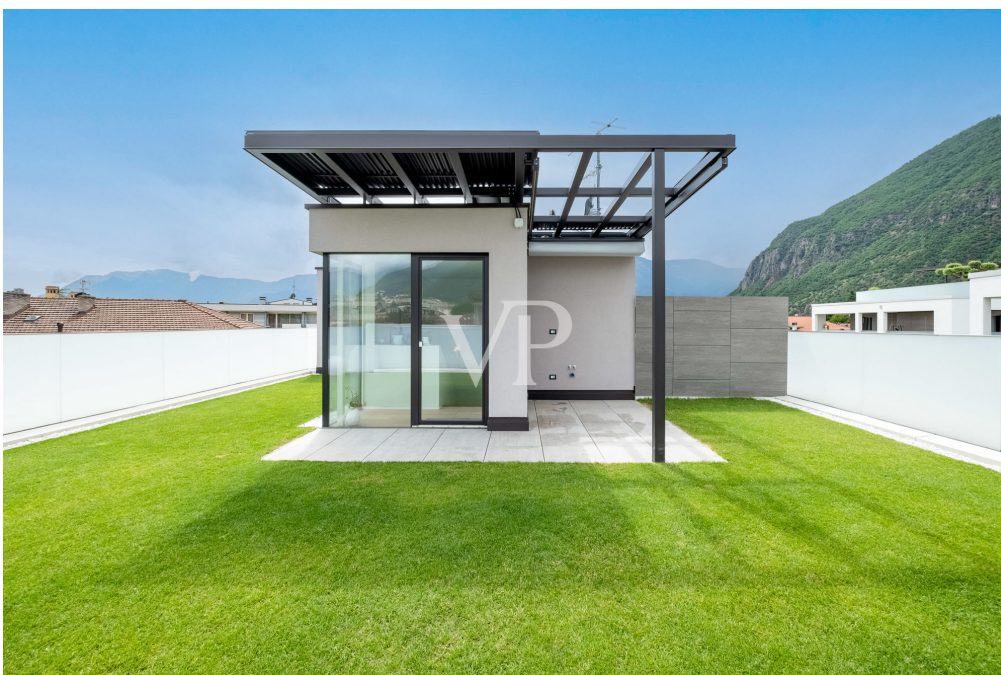
## The property





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## A first impression

From Piazza Gries, the beating heart of the homonymous district, through a reserved path surrounded by historic villas, we reach the new luxury residence Gries Village. And it is here, amidst green spaces and evocative, sheltered paths accessible only to pedestrians and cyclists, that we are offering for sale an exclusive, modern penthouse with a high level of comfort. In fact, large, full-height windows connect the private dwelling with nature and the outside world. The materials used are of the highest quality and value, and the property has been designed according to CasaClima A Nature criteria. There are also top-of-the-range facilities such as home automation, a gymnasium for the residents, boxes for the delivery of parcels and bicycle parking spaces equipped with electric bicycle charging stations. Its living area is impressive thanks to its approx. 40 sq. m. and the windows present. The open-plan kitchen, equipped with top-of-the-range appliances and included in the price, allows you to chat with your guests while cooking or keep an eye on your children while they play. The ground floor terrace of almost 65 square metres is remarkable. Functional and comfortable, it offers plenty of space for all your needs. The living area is completed by a practical laundry room. There are three bedrooms. The master bedroom has an elegant en-suite bathroom and access to the terrace. The other two bedrooms are single and also have balcony views. A further windowed bathroom with bath is located in the sleeping area. The crowning glory of this property is the roof garden on the upper floor, which is accessed by a convenient internal staircase from the living room. With a lawn of approximately 95 square metres and a terraced area with a pergola, it will give its inhabitants a unique feeling of independence and serenity. In the basement, it is completed by a cellar and up to three garages, which can be purchased separately for Euro 50,000 each. This penthouse is the perfect solution both for those who are looking for their first home and for those who wish to invest in their dream home for vacationing in South Tyrol.

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## All about the location

Living in the heart of Gries means not only exclusivity but also practicality. In fact, here you can find all services, just as when before 1925 Gries was a municipality unto itself. Banks, pharmacies, bars and restaurants, schools of various kinds, bus stops, stores, and supermarkets is what awaits you once you arrive at Gries Square. The famous Muri-Gries wine cellar with its Benedictine Abbey is its undisputed mistress. A few meters away is a fine Tennis club, and the Guncina promenades can also be reached within a few meters. Bolzano Hospital can be reached in 1.8km, and the historic center in 1.6km. The airport, increasingly served by international flights, can be reached in 5km.

Property ID: IT244151225 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

## 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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