

Bolzano – Südtirol [Trentino-Alto Adige]

## Exclusive penthouse apartment with two balconies

Property ID: IT244151254



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

PURCHASE PRICE: 460.000 EUR • LIVING SPACE: ca. 110 m<sup>2</sup> • ROOMS: 5

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## At a glance

Property ID	IT244151254	Purchase Price	460.000 EUR
Living Space	ca. 110 m <sup>2</sup>	Commission	Subject to Commission
Floor	1	Total Space	ca. 142 m <sup>2</sup>
Rooms	5	Equipment	Balcony
Bedrooms	4		
Bathrooms	2		
Year of construction	1971		

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## Energy Data

Type of heating	Central heating
Energy information	At the time of preparing the document, no energy certificate was available.

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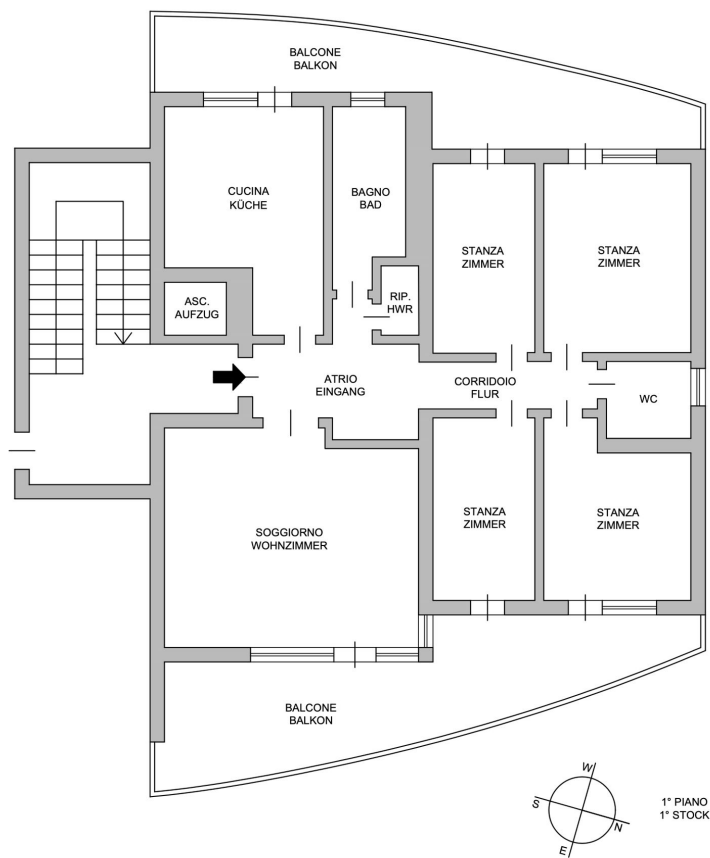
## The property



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## Floor plans

STATO DI FATTO  
AKTUELLER GRUNDRISS



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

Bolzano, Don Bosco area: Exclusive five-room apartment of large size. We offer for sale a prestigious apartment located on the second floor of a six-story apartment building, equipped with an elevator, with only 12 residential units. The property consists of a bright living room, a spacious eat-in kitchen, four comfortable bedrooms, two windowed bathrooms, a practical storage room and two large balconies. Every room in the apartment has direct access to the balconies, offering a perfect combination of comfort and functionality. The condominium is surrounded by a lush communal garden and enjoys excellent exposure (EAST/WEST), thus providing natural light throughout the day and the opportunity to enjoy moments of relaxation and recreation outdoors. The offer is completed by a cellar included in the price and the possibility to purchase, separately, a single garage.

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## Details of amenities

Facade resurfacing (2022)

Fire hose replacement (2022)

Sanitary water system makeover (2023)

Heating system makeover (2023)

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## All about the location

The surrounding infrastructure is well organized, with all necessary facilities in close proximity to meet any need.

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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Drususallee 265/Viale Druso 265 Bozen / Bolzano

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

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