

Bolzano – Südtirol [Trentino-Alto Adige]

# Charming duplex penthouse with large terrace

Property ID: IT244151465



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

**PURCHASE PRICE: 1.190.000 EUR • LIVING SPACE: ca. 105 m<sup>2</sup> • ROOMS: 5**

Property ID: IT244151465 - 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: IT244151465 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

## At a glance

Property ID	IT244151465	Purchase Price	1.190.000 EUR
Living Space	ca. 105 m <sup>2</sup>	Commission	Subject to commission
Rooms	5	Total Space	ca. 190 m <sup>2</sup>
Bedrooms	3	Equipment	Terrace
Bathrooms	3		
Year of construction	2006		

Property ID: IT244151465 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

## Energy Data

Energy Source	Gas	Energy Certificate	Energy demand certificate
Energy certificate valid until	20.03.2034	Final Energy Demand	56.16 kWh/m <sup>2</sup> a
		Energy efficiency class	B

Property ID: IT244151465 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

## The property



Property ID: IT244151465 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

## The property



Property ID: IT244151465 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

## The property



Property ID: IT244151465 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

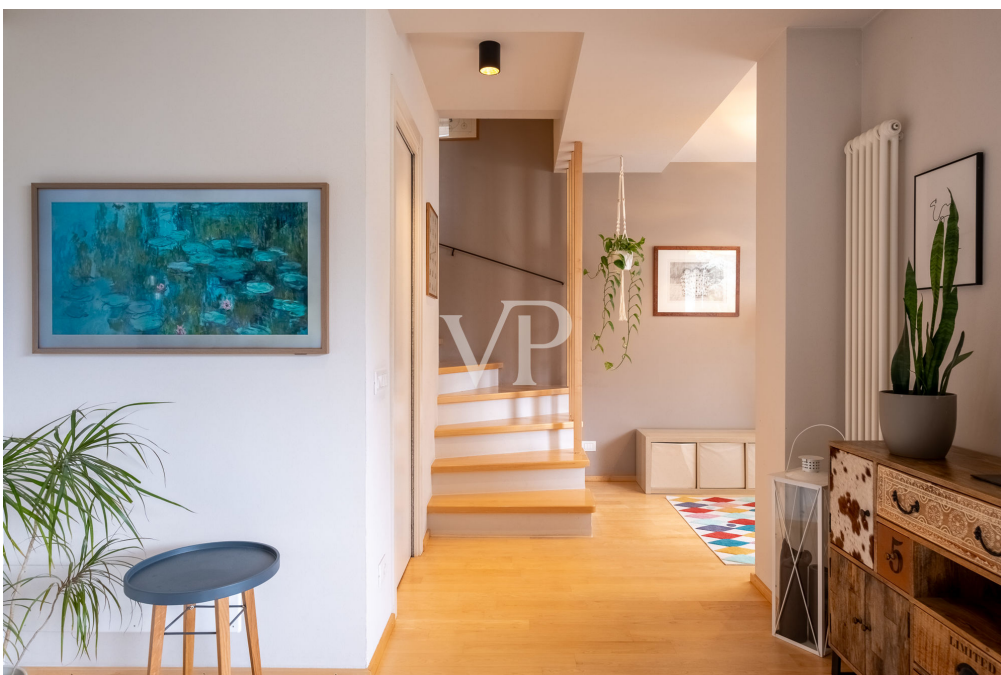
## The property





Property ID: IT244151465 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

## The property



Property ID: IT244151465 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

## The property



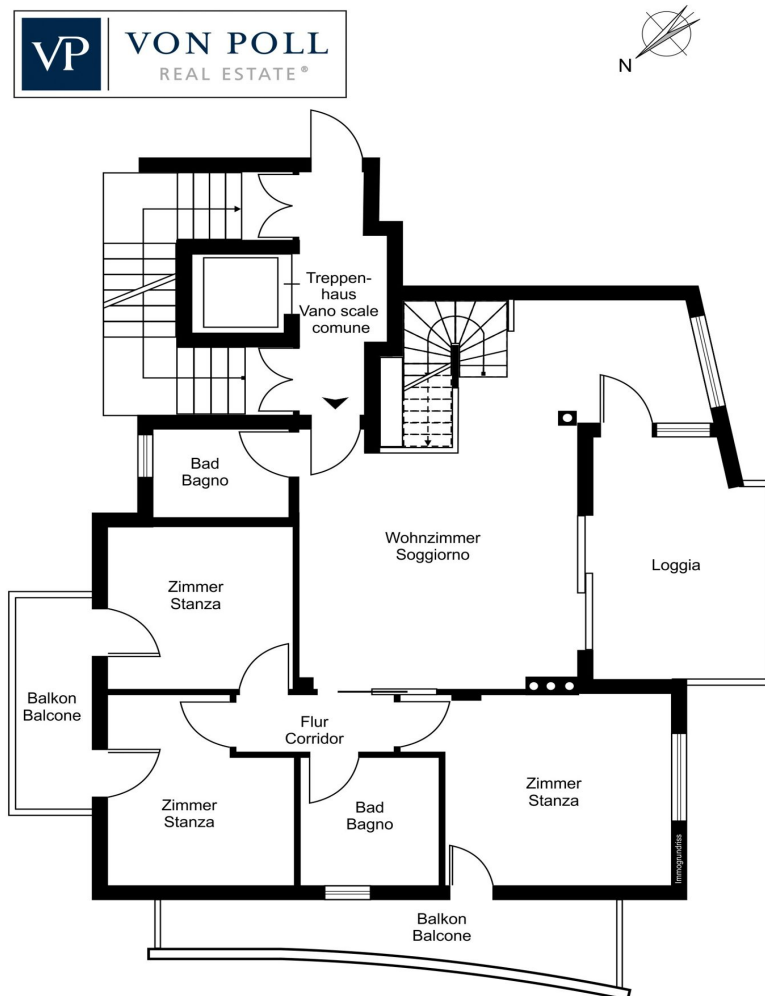
Property ID: IT244151465 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

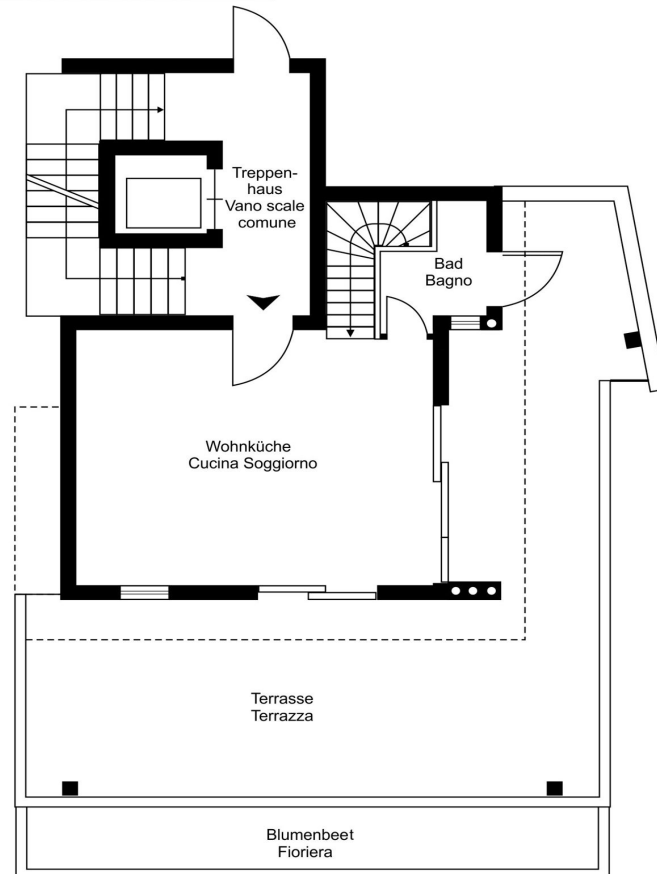
## The property



Property ID: IT244151465 - 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: IT244151465 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

## A first impression

In the heart of Gries in Bolzano, in the prestigious Via Guncina, we offer for sale an exclusive penthouse on two levels with a charming terrace. It is located within a small and well-kept condominium and is located on the 3rd and 4th floor, accessible by elevator. The entrances are 2, one on each floor, and offer much freedom in the daily management of the property. The penthouse was refurbished between 2020 and 2023 and is now in excellent living condition and ready to accommodate a new family. Entering from the 3rd floor you are greeted by an entrance hall, which leads to a cozy living area, which due to its conformation offers an additional slightly separate space to be used as a study or relaxation area. The living area leads to a deep and livable loggia facing southwest. A practical storage room and a windowed bathroom with shower complete this first room of the house. The sleeping area, perfectly separated, offers two single and one double bedroom and an additional windowed bathroom with bathtub. Functional balconies can be accessed from all rooms. A staircase, embellished with wooden elements, leads to the upper floor where one is literally struck by the charm of this property. Indeed, on the fourth floor is an additional representative living area with an open kitchen and a large dining table. Sliding glass windows allow to flood this room with natural light and, above all, allow to exit to the 'charming terrace of approx. 51 sqm. The latter is the ideal place to spend magical family moments for many months of the year and will be a reason why friends and relatives will not want to leave your home. Important mention should be made of the integrated air conditioning system, independent heating and alarm, which are essential elements to provide a high level of comfort. In the basement can certainly not miss, to frame this beautiful penthouse, a cellar, a single garage of approx. 17 sqm and another garage, very large, of approx. 43 sqm, both motorized and included in the price. This living solution represents the perfect solution for our most demanding clientele, both local and international, looking for prestige and functionality.

Property ID: IT244151465 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

## All about the location

The property is located on one of the most prestigious and sought-after streets in Gries in Bolzano, the coveted Via Guncina. Extreme tranquility and elegance reign on this street. This location turns out to be among the most sought-after for many reasons: the verdant Talvera promenades are 200m away; various kindergartens and schools can be reached in a radius of 250m; the scenic Guncina paleggiate is 400m away; the historic center of Bolzano can be reached in 600m; banks and pharmacies and supermarkets are available in 450m; Ducale Park, an ideal place to relax and play Tennis is 300m away; and the Hospital is 2.5km away.

Property ID: IT244151465 - 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)