

Bolzano – Südtirol [Trentino-Alto Adige]

# Elegant four-room apartment in exclusive area in Gries

Property ID: IT244151500



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**PURCHASE PRICE: 660.000 EUR • LIVING SPACE: ca. 100 m<sup>2</sup> • ROOMS: 4**

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## At a glance

Property ID	IT244151500	Purchase Price	660.000 EUR
Living Space	ca. 100 m <sup>2</sup>	Commission	Subject to commission
Floor	2	Total Space	ca. 126 m <sup>2</sup>
Rooms	4	Equipment	Balcony
Bedrooms	3		
Bathrooms	2		
Year of construction	1978		

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## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	170.00 kWh/m <sup>2</sup> a
Energy certificate valid until	24.09.2029	Energy efficiency class	F

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## The property



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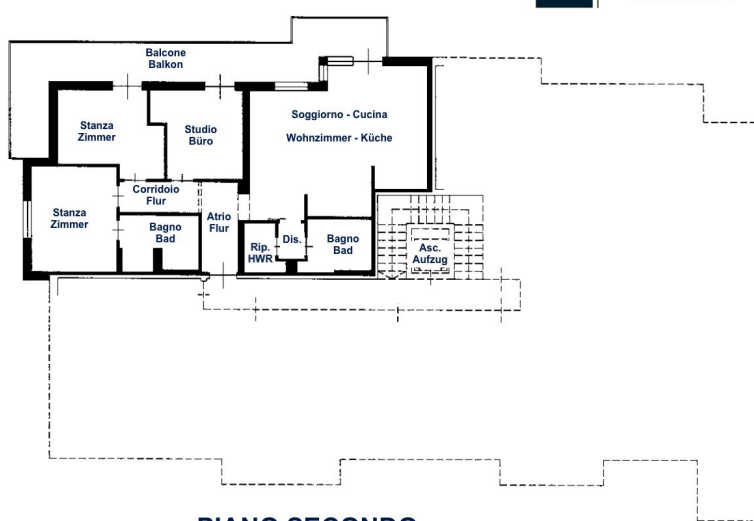
## The property



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## Floor plans

VP VON POLL  
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**PIANO SECONDO**

**ZWEITES STOCKWERK**

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

This elegant and bright four-room apartment was newly renovated in the year 2020. A front door, gives access to this charming unit, which is located on the second floor with elevator of a residential condominium. The heart of the apartment is definitely the LIVING living and dining area with balcony, which thanks to the large sliding glass windows offers excellent natural light. The sleeping area, on the other hand, consists of: a single bedroom, a study room (it could be adapted to an additional single bedroom), both with independent access to the balcony, a master bedroom with bathroom, and a storage room. The property unit is equipped with a central underfloor heating system, which is independently operated with convenient individual control of room temperature, providing a special feel-good atmosphere in all rooms. The offer is completed by two cellar rooms and an EXTRA covered parking space Euro 35,000.00. The property features fine finishes. Completely renovated in the year 2020. South/East exposure Internal facing

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## Details of amenities

Elevator  
Underfloor heating  
Anti-burglar and soundproof window frames  
Hardwood floors  
Alarm system  
Automated exterior blinds

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## All about the location

The property is located on Luigi Cadorna Street, in the heart of the Gries district of Bolzano. All services are easily and quickly accessible. Numerous schools, kindergartens, and the historic center, with all the typical stores and restaurants, can be reached in ca. 500 m./ 1 km. The verdant Talvera promenades are approx. 100 m away, as are bike paths and the bus stop.

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## Contact partner

For further information, please contact your contact person:

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