

Bolzano – Südtirol [Trentino-Alto Adige]

Elegant four-room apartment in exclusive area in Gries

Property ID: IT244151500



www.von-poll.it

PURCHASE PRICE: 660.000 EUR • LIVING SPACE: ca. 100 m² • ROOMS: 4

Property ID: IT244151500 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

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

Property ID: IT244151500 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

At a glance

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

Property ID: IT244151500 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

Energy Data

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

Property ID: IT244151500 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

The property



Property ID: IT244151500 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

The property



Property ID: IT244151500 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

The property



Property ID: IT244151500 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

The property



Property ID: IT244151500 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

The property



Property ID: IT244151500 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

The property



Property ID: IT244151500 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

The property



Property ID: IT244151500 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

The property



Property ID: IT244151500 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

The property



Property ID: IT244151500 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

The property



Property ID: IT244151500 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

The property



Property ID: IT244151500 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

The property



Property ID: IT244151500 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

The property



Property ID: IT244151500 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

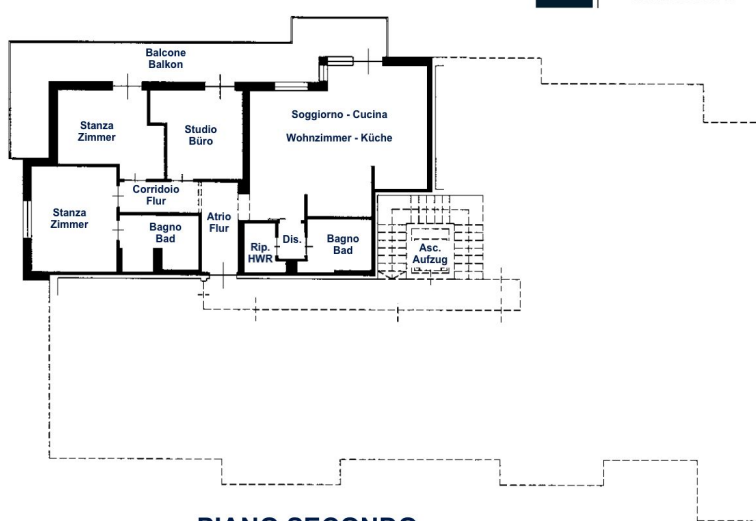
The property



Property ID: IT244151500 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

Floor plans

VP VON POLL
REAL ESTATE®



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.

Property ID: IT244151500 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

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

Property ID: IT244151500 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

Details of amenities

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

Property ID: IT244151500 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

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.

Property ID: IT244151500 - 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

To Disclaimer of von Poll Immobilien GmbH

www.von-poll.com