

Bolzano Bozen – Bolzano

# Representative penthouse in climate A house of rare beauty

Property ID: IT244151535



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LIVING SPACE: ca. 195,1 m<sup>2</sup> • ROOMS: 7

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## At a glance

Property ID	IT244151535
Living Space	ca. 195,1 m <sup>2</sup>
Floor	3
Rooms	7
Bedrooms	5
Bathrooms	4
Year of construction	2014

Purchase Price	On request
Commission	subject to commission
Total Space	ca. 315 m <sup>2</sup>
Equipment	Terrace

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## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Air-to-water heat pump	Final Energy Demand	65.51 kWh/m <sup>2</sup> a
Energy certificate valid until	20.03.2034	Energy efficiency class	A

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## A first impression

Within a small residential complex of recent construction and in standard "Casa Clima A", we offer for sale this prestigious penthouse, equipped with every comfort and customized with materials of absolute value. It is wrapped in a beautiful landscaped setting with breathtaking views of the surrounding greenery and mountains. It is accessible via a spacious elevator that leads directly inside the property. It is in an impeccable, like-new state of use and the fine custom-made furniture is included in the price. The quad exposure and unobstructed views give plenty of natural light and an immediate sense of freedom. The cozy dining-living area is flooded with lots of natural light thanks to the sliding windows that lead onto the large terrace. The kitchen is partially separate and is very spacious, allowing excellent use of the 'room. It is furnished with walnut and marble furniture. From here you can access another terrace, where an outdoor kitchen and plenty of space will guarantee you pleasant moments with a magnificent view of the Catinaccio. The living area is completed with a service bathroom and a part dedicated to guests with a bedroom, a bathroom and an additional room now used as a laundry room. The sleeping area is accessed via an elegant full-height "Rimadesio" mirrored door. Here there is a living room, two large double bedrooms, one of which has an "en suite" bathroom, and an additional bathroom. The luxurious bathrooms, 4 in total, are all embellished with marble, onyx and granite floors, with large showers and bathtubs. Via a convenient internal staircase you reach real flagship of this property: the roof garden and an additional semi-covered and equipped terrace, where you can feel at home on vacation. In the basement there are 2 large garages (41sqm and 25sqm), an outdoor parking space (87sqm) and a cellar included in the price. This property is an ideal choice for our local and international clientele more needs.

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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