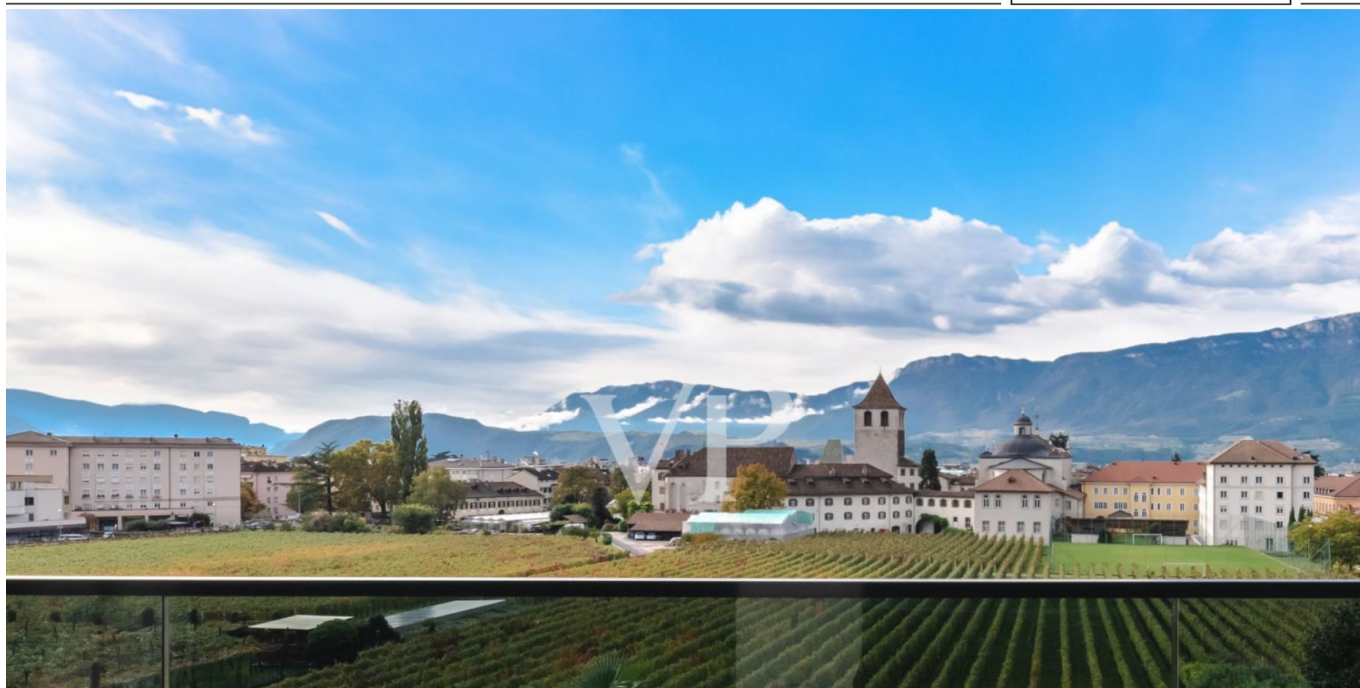


Bolzano – Südtirol [Trentino-Alto Adige]

## W.02 Three-room apartment under construction in extraordinary location

Property ID: IT244151574



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

**PURCHASE PRICE: 855.000 EUR • LIVING SPACE: ca. 75,3 m<sup>2</sup> • ROOMS: 3**

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Property ID: IT244151574 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

## At a glance

Property ID	IT244151574	Purchase Price	855.000 EUR
Living Space	ca. 75,3 m <sup>2</sup>	Commission	subject to commission
Rooms	3	Total Space	ca. 121 m <sup>2</sup>
Bedrooms	2	Usable Space	ca. 92 m <sup>2</sup>
Bathrooms	2	Equipment	Terrace
Year of construction	2023		

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## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Power Source	Air-to-water heat pump		

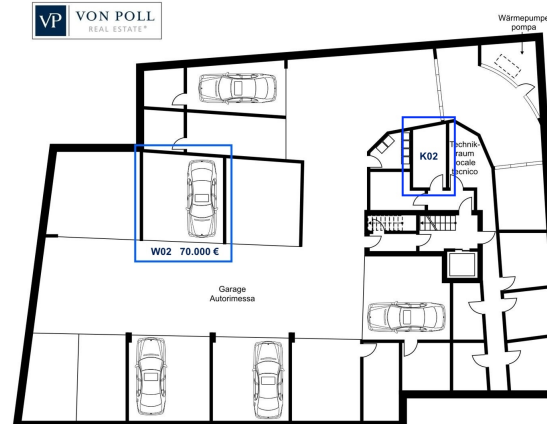
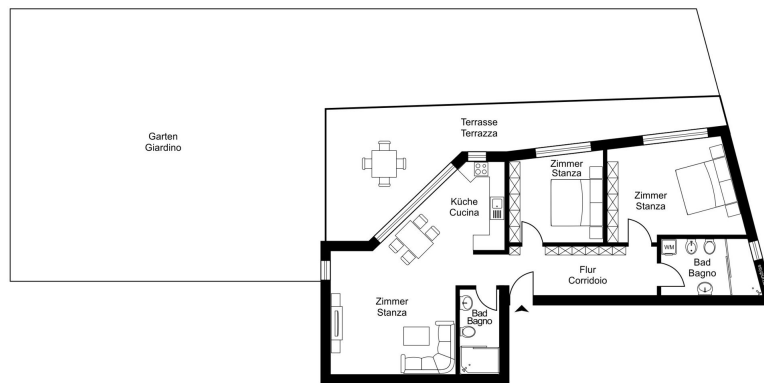
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## The property



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## 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.



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## A first impression

In the heart of Gries in Bolzano in a very quiet location with a southwest view of the Gries meadows, a small residential complex with 11 residential units is being built. Different types with the possibility of internal modifications await you. The climate thing "A" Nature guarantees you very low energy consumption. The equipment and very high, the start of construction is planned for winter 2023 and completion by spring 2025. Equipment Traditional construction with brick and reinforced concrete slabs; high-quality sound insulation; facade insulation; triple-glazed wood-aluminum window frames and electric shutters/blinds; photovoltaic system; home automation system; pump heat pump; underfloor heating/cooling with multiple circuits incl. thermostats; decentralized ventilation system; Gasparotti entrance door; real parquet and high-quality tile floors; Villeroy & Boch ceramics and Hösch or similar shower or tub; Hansgrohe faucets; Rubner or similar quality interior doors; central key system; video intercom; sectional door with remote control; internet connection; digital, Sat-Astra-Eutel and terrestrial TV connection.

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## All about the location

The property is located on one of the most prestigious and sought-after streets in Gries in Bolzano, the emblazoned Via Egger Lienz. The condominium stands directly in the front row, abutting the vineyards of Muri-Gries and Benedictine Abbey. Extreme tranquility and elegance reign on this street. Just a few meters from the residence you have the Ducal Park. Ideal place for families and tennis lovers. In this area turns out to be everything at hand. The many different schools, as well as banks, pharmacies, and bus stops are all reachable within ca.300m. The Guncina promenades can be reached in 450m. The historic center of Bolzano can be reached in ca.1km. Bolzano Hospital is 2.4km away, and the airport 5.6km.



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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)

*To Disclaimer of von Poll Immobilien GmbH*

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