

Bolzano – Südtirol [Trentino-Alto Adige]

## Bright top floor recently renovated

Property ID: IT244151647



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

PURCHASE PRICE: 455.000 EUR • LIVING SPACE: ca. 69 m<sup>2</sup> • ROOMS: 3

Property ID: IT244151647 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Contact partner

Property ID: IT244151647 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

## At a glance

Property ID	IT244151647	Purchase Price	455.000 EUR
Living Space	ca. 69 m <sup>2</sup>	Commission	subject to commission
Floor	5	Total Space	ca. 86 m <sup>2</sup>
Rooms	3	Equipment	Balcony
Bedrooms	2		
Bathrooms	1		
Type of parking	1 x Garage, 35000 EUR (Sale)		

Property ID: IT244151647 - 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	163.43 kWh/m <sup>2</sup> a
		Energy efficiency class	G

Property ID: IT244151647 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

## The property



Property ID: IT244151647 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

## The property





Property ID: IT244151647 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

## The property



Property ID: IT244151647 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

## The property





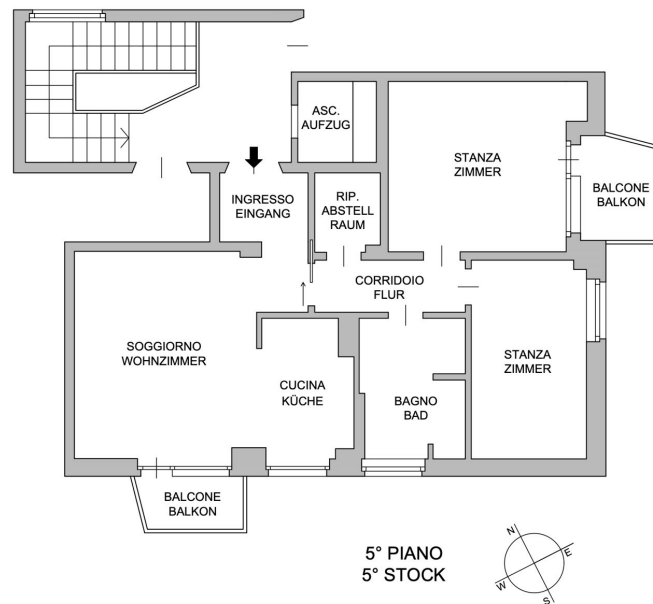
Property ID: IT244151647 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

## The property



Property ID: IT244151647 - 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: IT244151647 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

## A first impression

On the top floor is a cozy and panoramic apartment renovated in 2014. Its double southeastern exposure allows plenty of natural light to illuminate all rooms. In fact, an air conditioner has been installed to cool off the scorching summer days. An entrance hall leads first to the living area with an open-plan kitchen. The view is open to the surrounding mountains, and from the balcony you can see from the Rosengarten to the Mendel mountains. The TV area is graced with a bioethanol fireplace, providing magical moments on winter evenings. The perfectly divided sleeping area can be reached beyond a sliding door. Here we find a practical storage room, a windowed bathroom with a large shower and a functional closet that provides space for a washer and dryer. There are two bedrooms. A large single room and the master bedroom equipped with a small livable balcony. In the basement is a cellar, and a large inner courtyard, also useful for parking condominium bikes. At 50 meters, there is instead the garage to be purchased for Euro 35,000. This property is the ideal investment for couples and small families who want a cozy apartment in the most amenity-rich location in Bolzano.

Property ID: IT244151647 - 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)