

Bolzano – Bolzano

# Elegant Duplex with Large Terrace and Attached Garage

Property ID: IT244151654



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LIVING SPACE: ca. 108 m<sup>2</sup> • ROOMS: 3

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## At a glance

Property ID	IT244151654
Living Space	ca. 108 m <sup>2</sup>
Floor	1
Rooms	3
Bedrooms	2
Bathrooms	2
Year of construction	1965

Purchase Price	On request
Commission	subject to commission
Total Space	ca. 135 m <sup>2</sup>
Equipment	Terrace

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## Energy Data

Power Source	Gas
Energy information	At the time of preparing the document, no energy certificate was available.



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## The property



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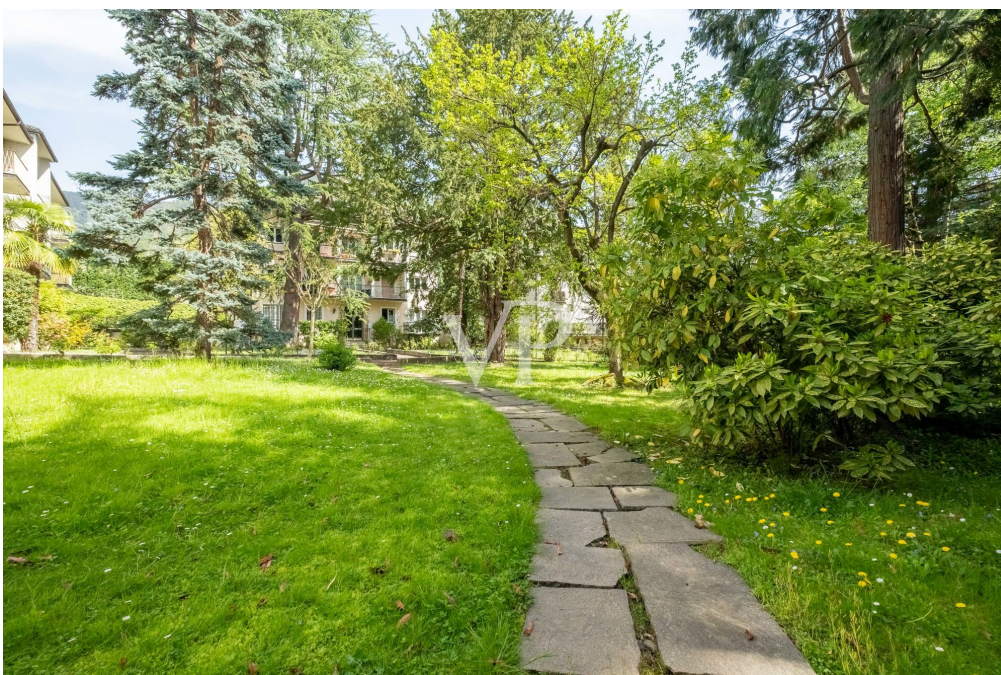
## The property





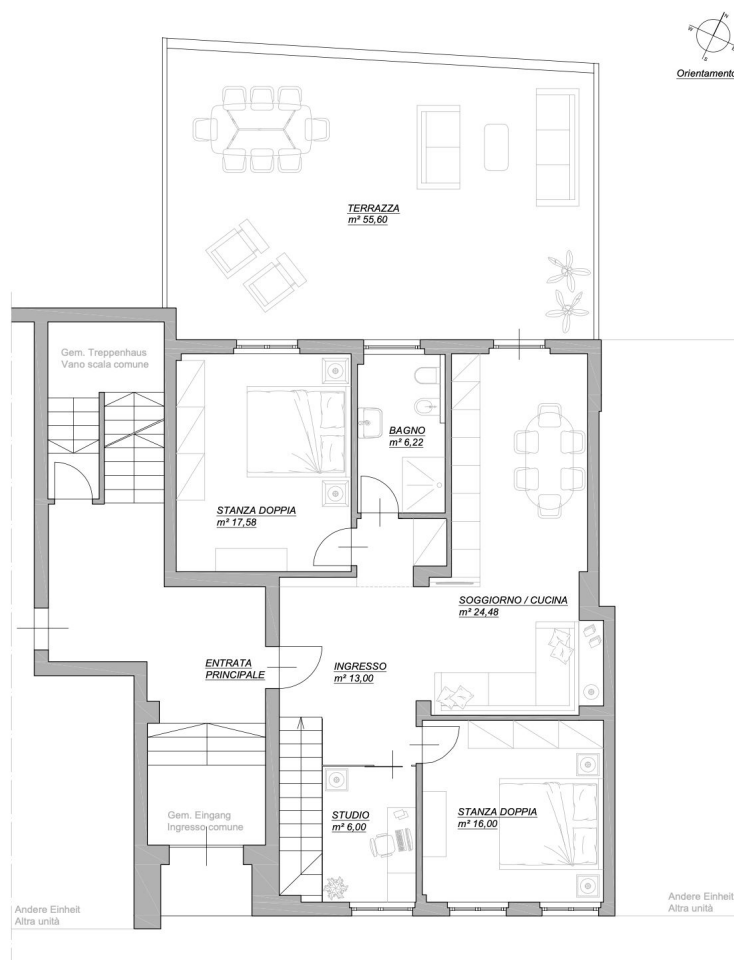
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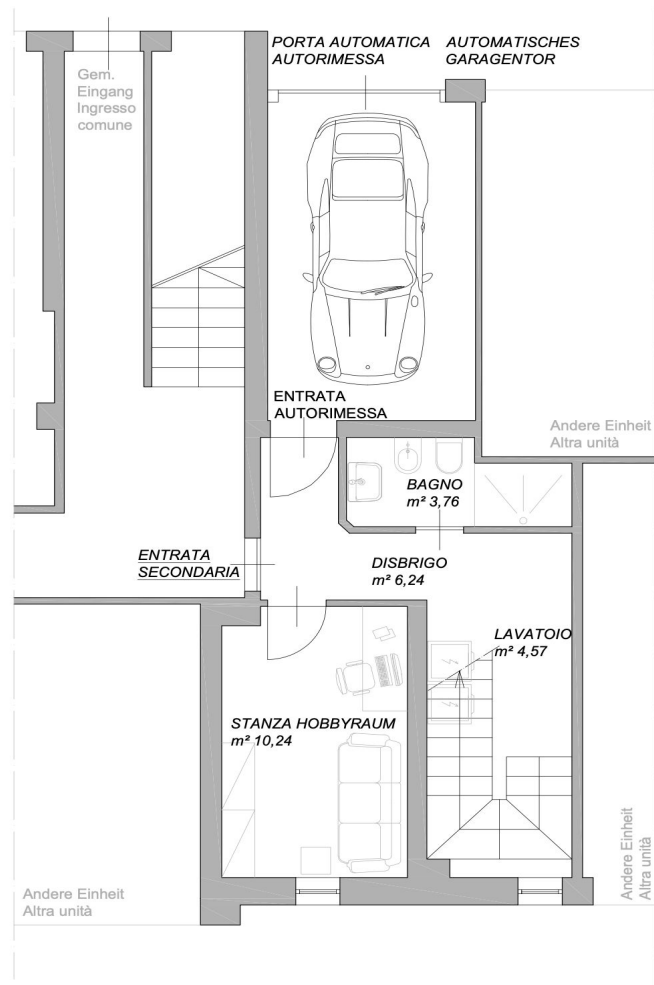
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## Floor plans





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

Featuring high-quality finishes, including elegant Venetian stucco decorating the walls, the duplex apartment represents a charming abode. The recent renovation and expansion allowed the two floors to be harmoniously connected by a graceful staircase, while the garage offers convenient direct access to the dwelling. Located on the mezzanine floor of a building surrounded by a beautiful, carefully maintained garden, this the property offers tranquility and privacy. As soon as you cross the threshold, a bright and welcoming entrance hall leads to all areas of the house. After the living room, the living area extends to the kitchen, which overlooks a spacious 55-square-meter terrace. This terrace thanks to a beautiful natural setting is perfect for organizing outdoor dinners and lunches, as well as for spending moments of relaxation and fun in the company of family and friends. Also in the living area, the studio, with its glass walls, is harmoniously integrated, creating a great space to carry out work or creative activities from home. The two bedrooms are large and comfortable, furnished with king-size beds and large custom-made closets to ensure enough space for every need. The master bathroom is an oasis of luxury and comfort, equipped with a spacious "walk in" shower and an interactive mirror, adding a touch of modernity and functionality. Going downstairs, there is a convenient laundry room, a second full bathroom, and a versatile hobby room, which currently doubles as a guest room. This additional space offers multiple possibilities for use as a fitness area, additional study or ironing room easily adapting to personal needs. From this floor there is direct access to the garage via a door, adding an additional convenience. It means being able to enter the house directly from the car, making it easy to transfer luggage or expenses. The garage door is automatic, providing immediate access. In addition, this home is a "Smart Home," synonymous with intelligent living, where wireless connectivity and remote management come together to create a highly interconnected environment in perfect synthesis of advanced technology and ease of use.

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## All about the location

We are located on Fago Street, one of the most exclusive areas of Gries in Bolzano. Characterized by a pleasant residential atmosphere, this neighborhood offers a wide range of services to its residents, including schools, banking institutions, pharmacies, health and personal service centers, several grocery stores with high-quality products, and easily accessible bus stops. The center is about a kilometer away, and in addition, the proximity to picturesque promenades contributes to a truly excellent quality of life in this area of Bolzano. Gries originated in early medieval times as an agricultural center around a fortification and gradually developed into an increasingly recognized commercial landmark. In the 19th century Gries also became a health resort and health resort, and in 1901 Emperor Franz Joseph I elevated it to a market town. Gries, now one of Bolzano's most renowned districts, was a municipality in its own right until 1925.

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## Contact partner

For further information, please contact your contact person:

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*To Disclaimer of von Poll Immobilien GmbH*

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