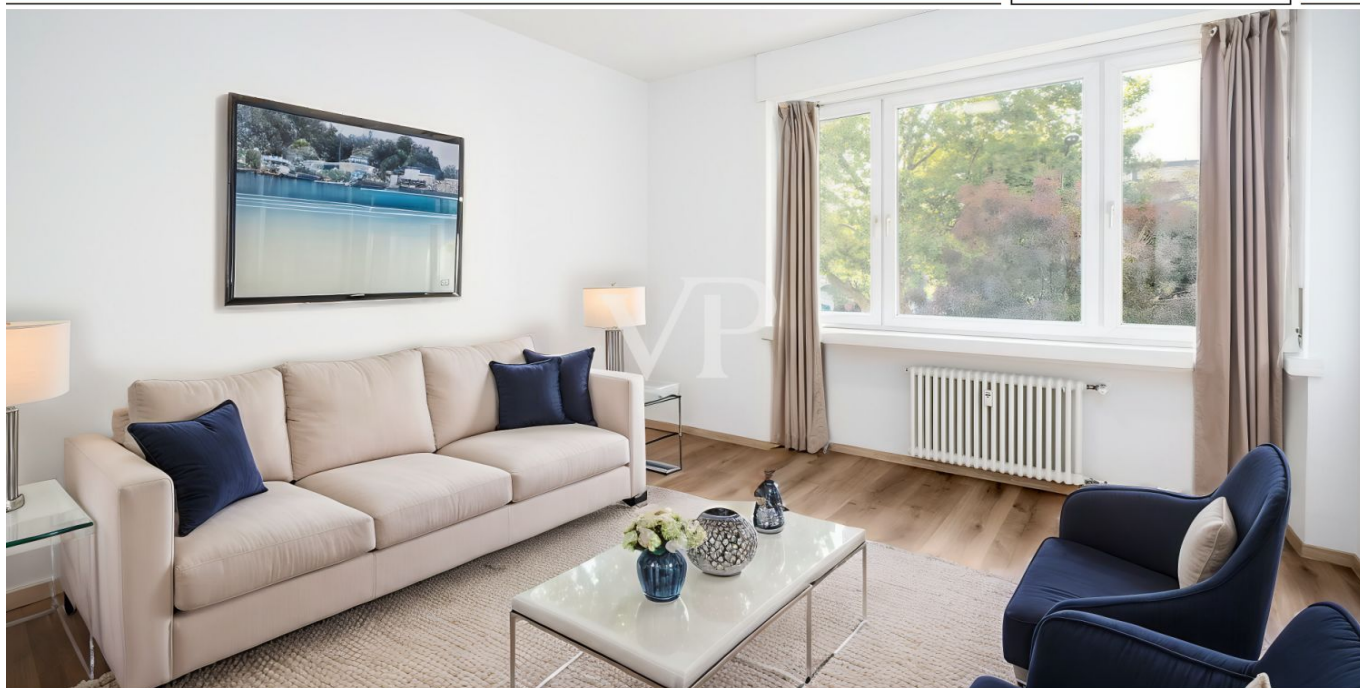


Bolzano

# Renovated four-room apartment in Via Cesare Battisti - Gries, Bolzano

Property ID: IT244151675



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**PURCHASE PRICE: 575.000 EUR • LIVING SPACE: ca. 90 m<sup>2</sup> • ROOMS: 4**

Property ID: IT244151675 - 39100 Bolzano

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

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## At a glance

Property ID	IT244151675	Purchase Price	575.000 EUR
Living Space	ca. 90 m <sup>2</sup>	Commission	subject to commission
Floor	1	Total Space	ca. 115 m <sup>2</sup>
Rooms	4	Equipment	Terrace, Balcony
Bedrooms	3		
Bathrooms	2		
Year of construction	1956		

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## Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	183.28 kWh/m <sup>2</sup> a
Energy certificate valid until	17.11.2029	Energy efficiency class	E
Power Source	Gas		

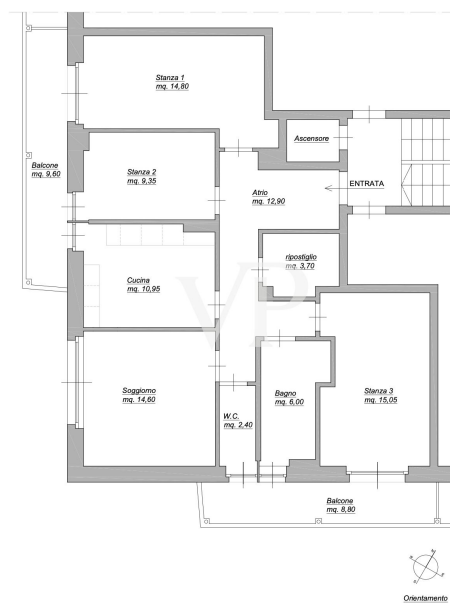
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## The property



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## The property



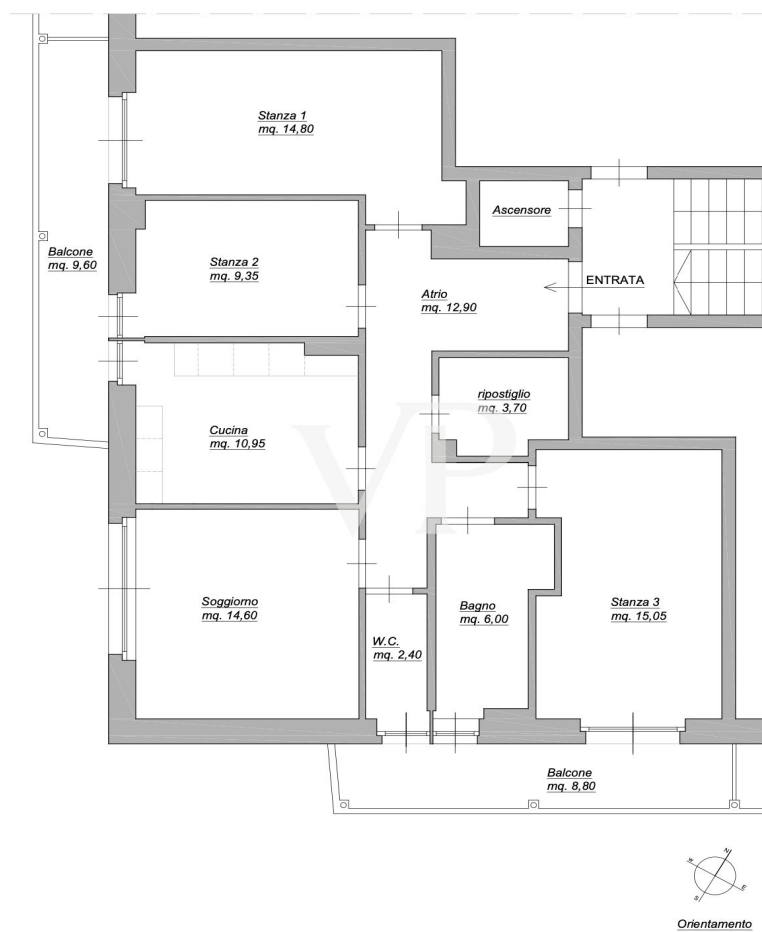
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## The property



Property ID: IT244151675 - 39100 Bolzano

## 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

**EXCLUSIVELY FOR SALE** In one of Bolzano's most dynamic and serviced neighborhoods, in Gries, on Via Cesare Battisti, is this spacious four-room apartment of 90 sq m net. Renovated in 2024, the property is ready to be lived in or put up for income. The apartment is located on the second floor of a building with an elevator and consists of an entrance hall, four rooms, a furnished kitchen, two modern bathrooms, a storage room, and a cellar. Thanks to the excellent east-southwest exposure, natural light fills the interior until sunset. The two balconies, connected to French doors, create a pleasant continuity between indoors and outdoors. The location of the property is ideal: situated in a residential neighborhood with numerous amenities available, including schools, stores and public transportation, making it perfect for both families and those seeking a secure investment. Inside the condominium courtyard there is communal parking for bicycles and a parking space to stay a maximum of two hours for various needs. Only 5 minutes away is a multi-story municipal garage, with the possibility of renting parking spaces at 80 euros per month. A single garage available for extra purchase is 100 meters away. The apartment is immediately available, a perfect solution for those looking for modern housing in a strategic location or for those who wish to rent it to students, given its proximity to the city center.

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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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