

Bolzano – Bolzano

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

Property ID: IT244151675



www.von-poll.com

PURCHASE PRICE: 575.000 EUR • LIVING SPACE: ca. 90 m² • ROOMS: 4

Property ID: IT244151675 - 39100 Bolzano – Bolzano

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

Property ID: IT244151675 - 39100 Bolzano – Bolzano

At a glance

Property ID	IT244151675
Living Space	ca. 90 m ²
Floor	1
Rooms	4
Bedrooms	3
Bathrooms	2
Year of construction	1956

Purchase Price	575.000 EUR
Commission	subject to commission
Total Space	ca. 115 m ²
Equipment	Terrace, Balcony

Property ID: IT244151675 - 39100 Bolzano – Bolzano

Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Gas	Energy efficiency class	E
Energy certificate valid until	17.11.2029		
Power Source	Gas		

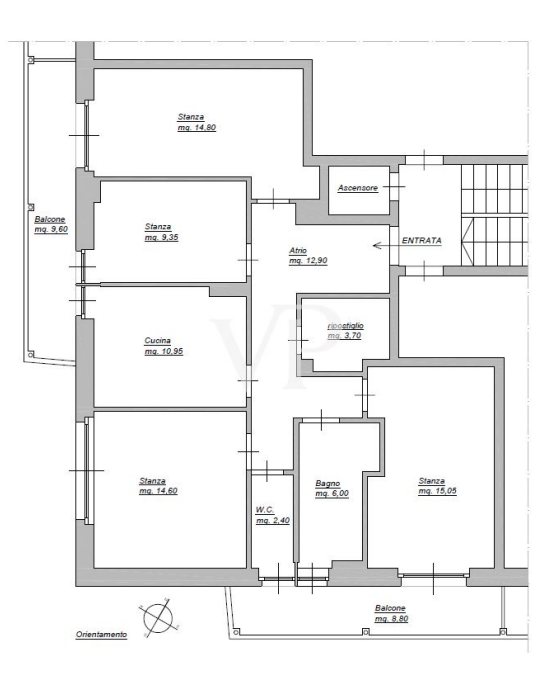
Property ID: IT244151675 - 39100 Bolzano – Bolzano

The property



Property ID: IT244151675 - 39100 Bolzano – Bolzano

The property



Property ID: IT244151675 - 39100 Bolzano – Bolzano

The property



Property ID: IT244151675 - 39100 Bolzano – Bolzano

The property



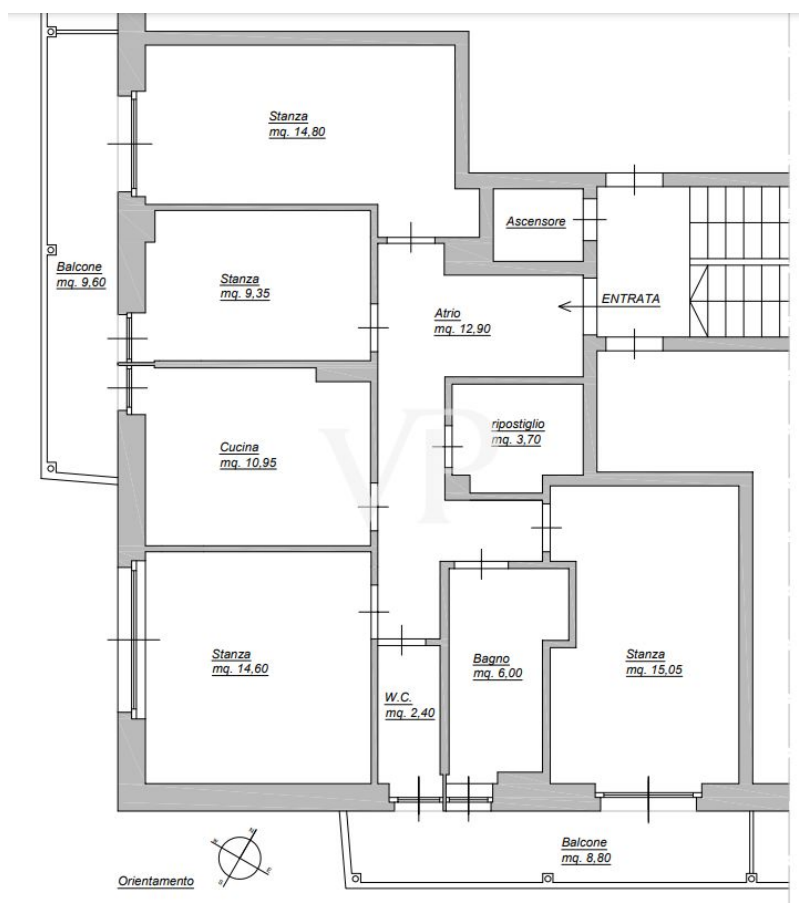
Property ID: IT244151675 - 39100 Bolzano – Bolzano

The property



Property ID: IT244151675 - 39100 Bolzano – 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.

Property ID: IT244151675 - 39100 Bolzano – Bolzano

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.

Property ID: IT244151675 - 39100 Bolzano – Bolzano

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

To Disclaimer of von Poll Immobilien GmbH

www.von-poll.com