

Bolzano – Südtirol [Trentino-Alto Adige]

Charming duplex penthouse with large terrace

Property ID: IT244151714



www.von-poll.it

PURCHASE PRICE: 1.070.000 EUR • LIVING SPACE: ca. 105 m² • ROOMS: 5

Property ID: IT244151714 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- All about the location
- Contact partner

Property ID: IT244151714 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

At a glance

| | | | |
|----------------------|------------------------|----------------|------------------------|
| Property ID | IT244151714 | Purchase Price | 1.070.000 EUR |
| Living Space | ca. 105 m ² | Commission | Subject to commission |
| Rooms | 5 | Total Space | ca. 154 m ² |
| Bedrooms | 3 | Equipment | Terrace |
| Bathrooms | 3 | | |
| Year of construction | 2006 | | |

Property ID: IT244151714 - 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 | 56.16 kWh/m ² a |
| | | Energy efficiency class | B |

Property ID: IT244151714 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

The property



Property ID: IT244151714 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

The property



Property ID: IT244151714 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

The property



Property ID: IT244151714 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

The property



Property ID: IT244151714 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

The property



Property ID: IT244151714 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

The property



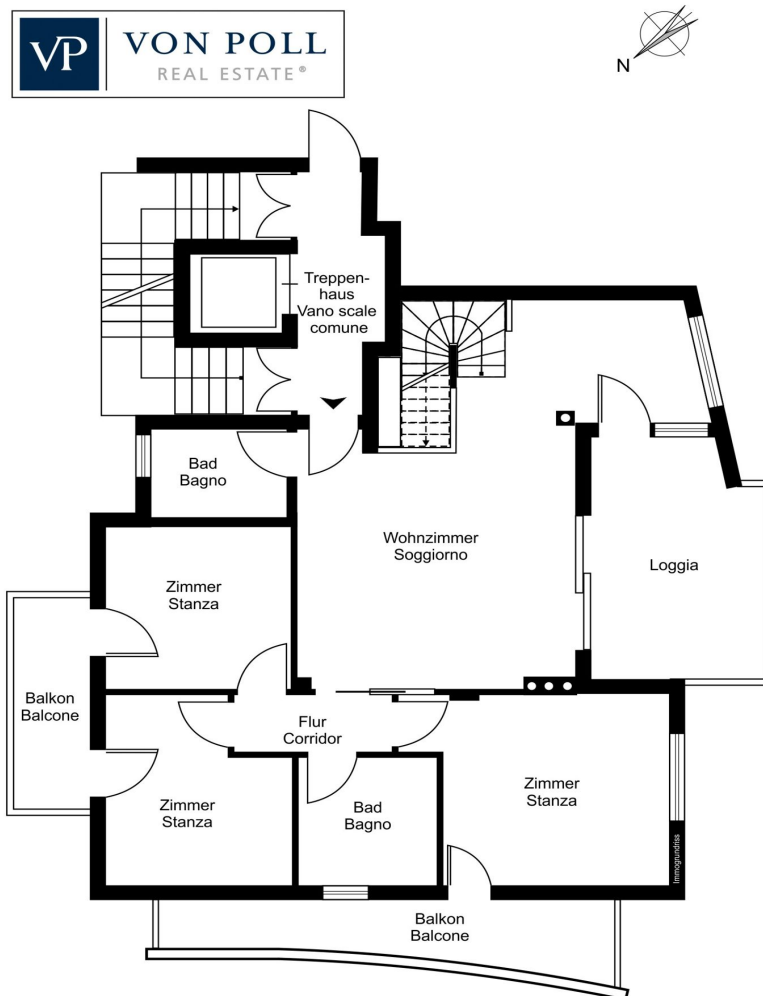
Property ID: IT244151714 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

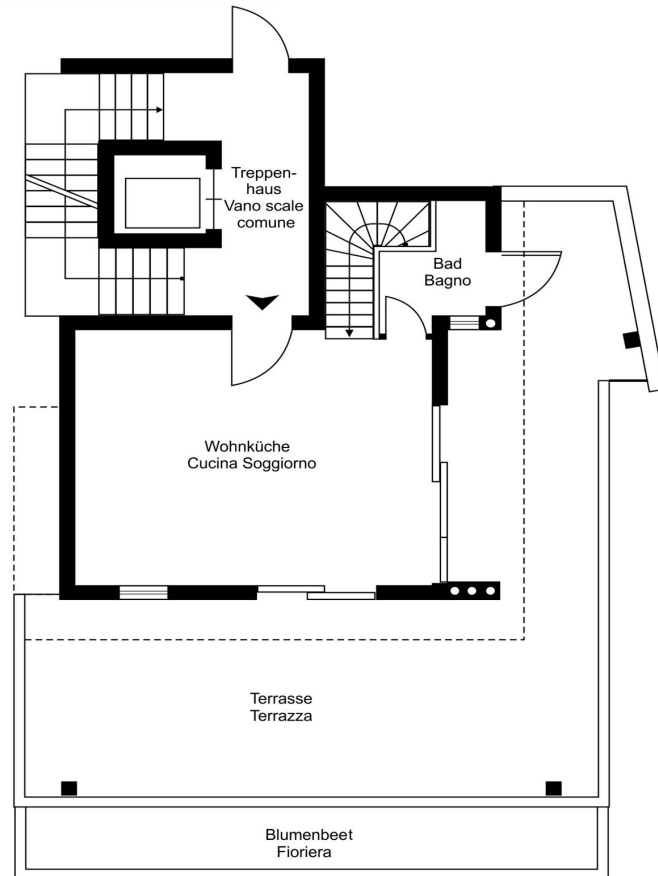
The property



Property ID: IT244151714 - 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: IT244151714 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

A first impression

In the heart of the Gries district of Bolzano, in the prestigious Guntschnastraße, we are offering an exclusive, two-storey penthouse with a unique terrace for sale. The apartment is located in a small and very well-kept residential complex and is on the 3rd and 4th floor, which can be reached by elevator. Both floors have their own entrance - one on each floor - which provides a lot of freedom in daily management. The penthouse was renovated between 2020 and 2023 and is now in excellent condition and ready for a new family to move in. Upon entering the third floor, you are greeted by an entrance area that leads into a cozy living area. Thanks to its clever layout, this offers an additional, slightly separate room that can be used as an office or relaxation area. The living area is connected to a habitable loggia that faces south-west. This first living area of the penthouse is complemented by a practical storage room and a bathroom with window and shower. The sleeping area is completely separate and consists of two single bedrooms, a double bedroom and a further bathroom with window and bathtub. All rooms have access to the cozy balconies. A well-kept staircase decorated with wooden elements leads to the fourth floor, where the charm of the property comes into its own. On this upper floor, there is another spacious living area with an open kitchen and generous dining table. Thanks to the glazed sliding windows, this room is flooded with light throughout the day and is directly connected to the charming, approx. 51 m² terrace. This is the ideal place to spend quality time with the family for many months of the year and will be a reason why friends and relatives will never want to leave your home. Particularly noteworthy are the integrated air conditioning, autonomous heating and built-in alarm system, which ensure a high level of comfort. In the basement, in addition to the cellar, there is also a single garage (approx. 17 m²) and another large garage (approx. 43 m²), both equipped with motorized garage doors, which can be purchased separately at a price of 120,000 euros. This living solution is perfect for our most discerning clients from home and abroad who are looking for prestige and quality.

Property ID: IT244151714 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

All about the location

The property is located on one of the most prestigious and sought-after streets in Gries in Bolzano, the coveted Via Guncina. Extreme tranquility and elegance reign on this street. This location turns out to be among the most sought-after for many reasons: the verdant Talvera promenades are 200m away; various kindergartens and schools can be reached in a radius of 250m; the scenic Guncina paleggiate is 400m away; the historic center of Bolzano can be reached in 600m; banks and pharmacies and supermarkets are available in 450m; Ducale Park, an ideal place to relax and play Tennis is 300m away; and the Hospital is 2.5km away.

Property ID: IT244151714 - 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

To Disclaimer of von Poll Immobilien GmbH

www.von-poll.com