

Laives – Südtirol [Trentino-Alto Adige]

# Gorgeous penthouse with panoramic views

Property ID: Immo-2021-24



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

**PURCHASE PRICE: 770.000 EUR • LIVING SPACE: ca. 130 m<sup>2</sup> • ROOMS: 4**

Property ID: Immo-2021-24 - 39055 Laives – Südtirol [Trentino-Alto Adige]

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Property ID: Immo-2021-24 - 39055 Laives – Südtirol [Trentino-Alto Adige]

## At a glance

Property ID	Immo-2021-24	Purchase Price	770.000 EUR
Living Space	ca. 130 m <sup>2</sup>	Commission	Subject to commission
Floor	4	Total Space	ca. 228 m <sup>2</sup>
Rooms	4	Equipment	Terrace
Bedrooms	3		
Bathrooms	3		
Year of construction	2022		

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## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	10.00 kWh/m <sup>2</sup> a
Power Source	Gas	Energy efficiency class	A+

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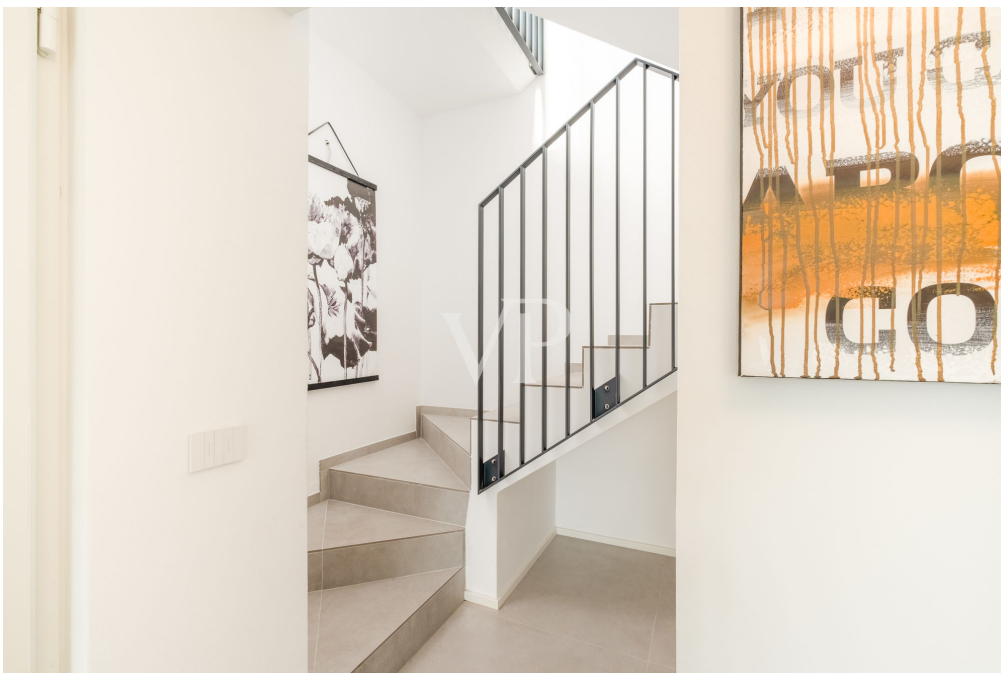
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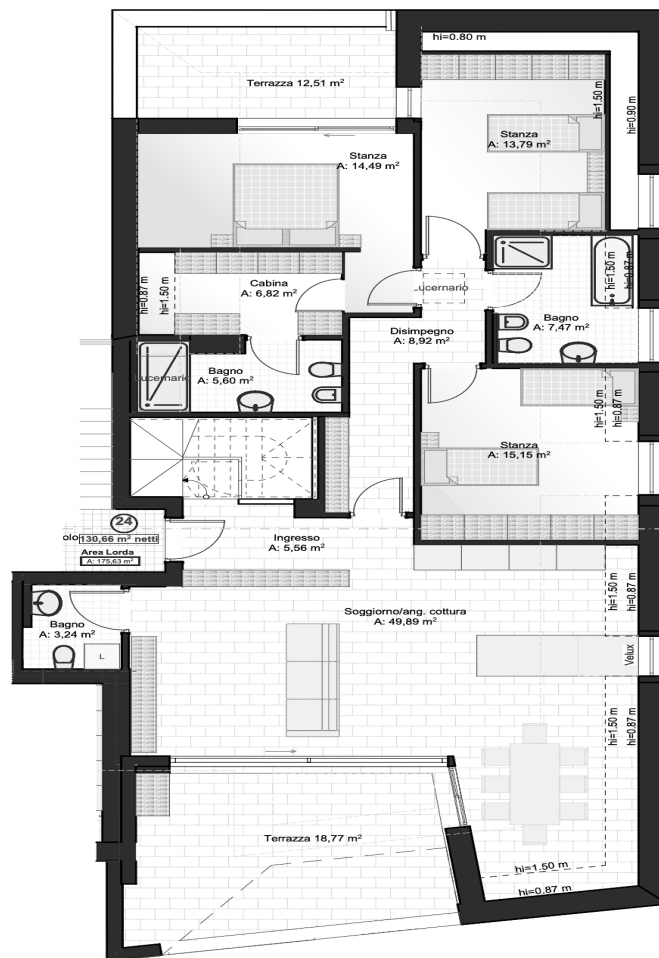
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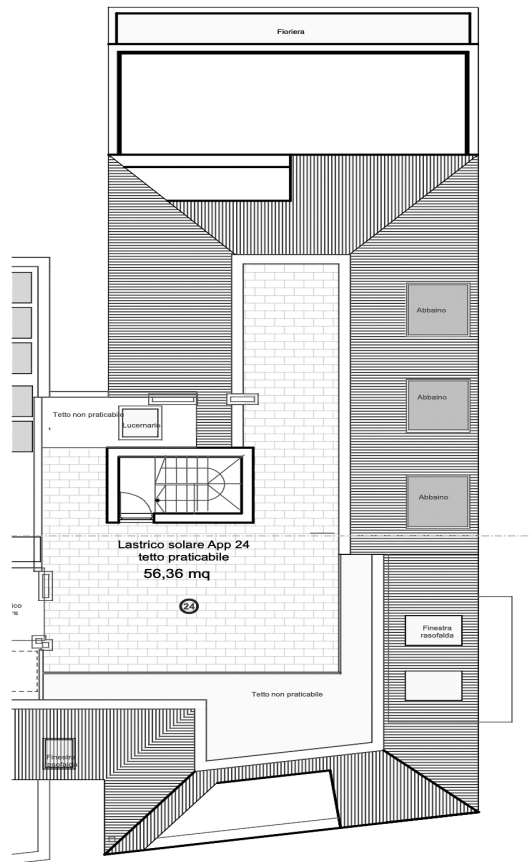
## Floor plans



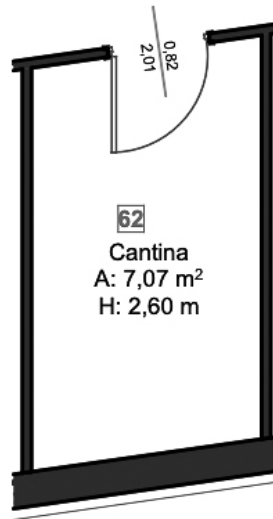
4.

APPARTAMENTO n. 24

1:100



5. PIANO COPERTURA (2) 1:200



-3. cantina n. 25 1:100

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

This prestigious and modern penthouse has been built to the highest standard of Climate House "A," which means it will be rated not only for its energy efficiency, but also in its environmental impact. A front door gives access to this charming property, which is located on the fourth and top floor of a residential condominium. The heart of the apartment is definitely the large "LIVING" living and dining area, which, thanks to the large sliding windows and the terrace of about 18 square meters, offers excellent natural light. The sleeping area, on the other hand, consists of: two generous double bedrooms, an additional suite bedroom equipped with a walk-in closet, a private en suite bathroom and a terrace with a panoramic view of approx. 12 sqm. In addition, the property has a master bathroom with bathtub and shower, a service bathroom and a rooftop terrace of 56 sqm approx. accessible via an internal staircase where you can spend nice moments of pleasure and relaxation with your family or friends. The real estate unit is equipped with a centralized underfloor heating and cooling system with convenient individual room temperature control, offering a special feel-good atmosphere in all rooms. The offer is completed by a cellar compartment accessible by stairs or elevator. A garage parking space is available (EXTRA euro 55,000).

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## Details of amenities

The housing features state-of-the-art equipment: home automation system for complete control of the apartment, satellite TV connection in every room, underfloor central heating and cooling, photovoltaics present on the roof, and more.

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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Drususallee 265/Viale Druso 265 Bozen / Bolzano

E-Mail: [bozen@von-poll.com](mailto:bozen@von-poll.com)

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