

Appiano Sulla Strada Del Vino – Südtirol [Trentino-Alto Adige]

## Wonderful and large two-room apartment - new building

????????? ??????????: IT244151008



???? ??????: 465.000 EUR • ??????????: ca. 48,6 m<sup>2</sup> • ??????: 2

??????? ???????? IT244151008 - 39057 Appiano Sulla Strada Del Vino – Südtirol [Trentino-Alto Adige]

- ☐ ?? ??? ??????
- ☐ ?? ????????
- ☐ ??????????? ??????????
- ☐ ??????? ??????????
- ☐ ??? ?????? ??????????
- ☐ ????????????? ????????????????

??????? ?????????: IT244151008 - 39057 Appiano Sulla Strada Del Vino – Südtirol [Trentino-Alto Adige]

?? ??? ??????

???????? ?????????	IT244151008	????? ??????	465.000 EUR
???????????	ca. 48,6 m <sup>2</sup>	???????????	???????
????????????? ???	????????? ?? ?? ?????????	???????????	Subject to commission
?????????	2	?????????? ??????	ca. 81 m <sup>2</sup>
????????????? ??? ???????????	1	????????????????????? ???????	ca. 68 m <sup>2</sup>
???????????	1	?????????	?????????
????? ??????????????	2024		
?????? ??????????????	1 x ?????????????? ?????? ??????????????, 18000 EUR (????????), 1 x ????????, 45000 EUR (????????)		

??????? ?????????: IT244151008 - 39057 Appiano Sulla Strada Del Vino – Südtirol [Trentino-Alto Adige]

????????????? ???????????

?????????? ??????????	????????????? ??????????	????????????????? ????????????	BEDARF
????? ????????????	??????	???????? ??????? ????????????	15.00 kWh/m²a
????????????? ????????????????? ????????? ???	19.01.2034	???????????? ?????????????? ????????????	A



??????? ???????: IT244151008 - 39057 Appiano Sulla Strada Del Vino – Südtirol [Trentino-Alto Adige]

?? ????????



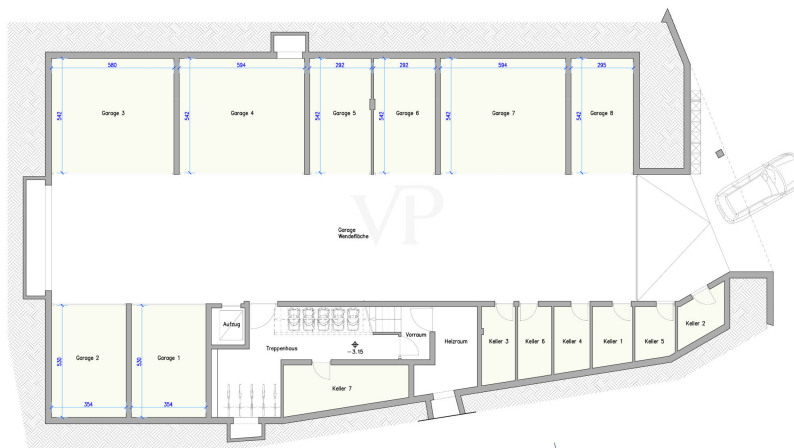
??????? ???????: IT244151008 - 39057 Appiano Sulla Strada Del Vino – Südtirol [Trentino-Alto Adige]

?? ????????



??????? ???????? IT244151008 - 39057 Appiano Sulla Strada Del Vino – Südtirol [Trentino-Alto Adige]

??????



???? ? ?????? ??? ????? ?? ????????. ?? ??????? ??? ??????? ??? ??? ??????. ??? ??  
???? ????, ??? ????????? ?? ??????????? ??? ????????? ??? ???????????.

??????? ???????: IT244151008 - 39057 Appiano Sulla Strada Del Vino – Südtirol [Trentino-Alto Adige]

## ??? ?????? ??????????

Not far above St. Pauls / Eppan in the district of Aich, a curious discovery was made in 2005. During construction work, the remains of a residential complex dating back to the 4th century AD were discovered. The more that came to light, the clearer it became that this was a magnificent Roman villa. This proves that even the ancient Romans appreciated the beautiful view in today's Aichweg. The planned apartment building comprises seven residential units with private gardens and spacious terraces on the upper floors. The interior layout of the apartment can be individually designed by the customer (depending on the progress of construction). Villa Iris is being built to the Klimahaus A Nature Standard. Particular attention is paid to natural lighting, indoor air quality, water management and sound insulation.



???????? ?????: IT244151008 - 39057 Appiano Sulla Strada Del Vino – Südtirol [Trentino-Alto Adige]

???????????? ???? ?????????

??? ????????????? ??????????, ????????????? ?? ?? ????????? ????????????? ??:

Christian Weissensteiner

---

Drususallee 265/Viale Druso 265 Bozen / Bolzano  
E-Mail: [bozen@von-poll.com](mailto:bozen@von-poll.com)

*To Disclaimer of von Poll Immobilien GmbH*

---

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