

Bolzano – Südtirol [Trentino-Alto Adige]

Bright top floor recently renovated

???????? ?????: IT244151273



www.von-poll.it

???? ?????: 455.000 EUR • ?????: ca. 69 m² • ?????: 3

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| ???????? ?????????? | IT244151273 |
| ???????????? | ca. 69 m² |
| ?????????????? ??? | 31.12.2025 |
| ??????? | 5 |
| ????????? | 3 |
| ?????????????? ??? | 2 |
| ??????????? | |
| ??????????? | 1 |
| ?????? ?????????????? | 1 x ???????, 35000 EUR (???????) |

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|--------------------------------|--------------------------|
| ????? ??????? | 455.000 EUR |
| ????????????? | ??????? |
| ????????????? | subject to commission |
| ?????????? ??????? | ca. 86 m² |
| ???????????????????? ?????? | ca. 0 m² |
| ??????? | ?????????? |

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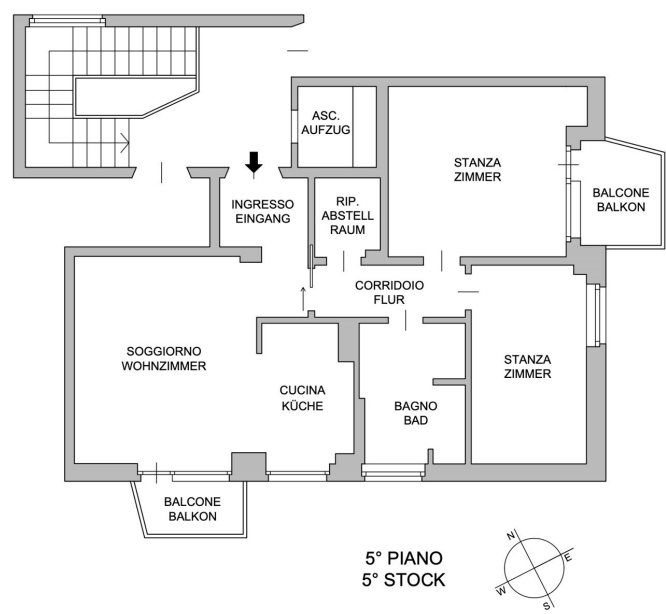
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On the top floor is a cozy and panoramic apartment renovated in 2014. Its double southeastern exposure allows plenty of natural light to illuminate all rooms. In fact, an air conditioner has been installed to cool off the scorching summer days. An entrance hall leads first to the living area with an open-plan kitchen. The view is open to the surrounding mountains, and from the balcony you can see from the Rosengarten to the Mendel mountains. The TV area is graced with a bioethanol fireplace, providing magical moments on winter evenings. The perfectly divided sleeping area can be reached beyond a sliding door. Here we find a practical storage room, a windowed bathroom with a large shower and a functional closet that provides space for a washer and dryer. There are two bedrooms. A large single room and the master bedroom equipped with a small livable balcony. Dangerous mention should be made of the custom-made furniture and the kitchen that are included in the price. In the basement is a cellar, and a large inner courtyard, also useful for parking condominium bikes. At 50 meters, there is instead the garage to be purchased for Euro 35,000. This property is the ideal investment for couples and small families who want a cozy apartment in the most amenity-rich location in Bolzano. Delivery will take place within December 2025.

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Christian Weissensteiner

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To Disclaimer of von Poll Immobilien GmbH

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