

Bolzano – Südtirol [Trentino-Alto Adige]

## W.4 Unrepeatable penthouse with roof garden

*CODICE OGGETTO: IT23415859*



**VANI: 5**

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## A colpo d'occhio

CODICE OGGETTO	IT23415859
DISPONIBILE DAL	Previo accordo
Vani	5
Camere da letto	3
Bagni	2
Anno di costruzione	2016

Appartamento	Attico
Compenso di mediazione	subject to commission
Superficie commerciale	ca. 211 m <sup>2</sup>
Superficie lorda	ca. 0 m <sup>2</sup>
Caratteristiche	Terrazza

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## Dati energetici

Tipologia di riscaldamento	a pavimento	Certificazione energetica	Diagnosi energetica
CERTIFICAZIONE ENERGETICA VALIDO FINO A	30.05.2034	Consumo energetico	25.00 kWh/m <sup>2</sup> a
Fonte di alimentazione	Pompa di calore idraulica/pneumatica	Classe di efficienza energetica	A

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## Una prima impressione

Within the prestigious condominium "Living Herzogpark", located in an unparalleled location for the Bolzano market, we offer for sale the penthouse and super penthouse with roof garden. The residential complex was built in 2016 according to Climate House A standards. Only high quality materials were used and the finishes turn out to be of absolute value: larch parquet flooring, Brazilian slate, underfloor heating and cooling with heat pump, air conditioning, home automation, flush doors and full-height doors are just a taste of the finishes chosen for this dwelling. The 'penthouse is reached by a convenient elevator, usable only with a personal key. Once inside the residence, one is immediately stunned by the unobstructed view of the Benedictine Abbey, the vineyards of Muri-Gries and the surrounding mountains. In fact, a large window allows you to admire this splendid panorama from the comfort of the living area. The living room overlooks a first terrace that in the warmer months will be a continuation of the living area. From the living room, the beating heart of this property, it is possible to reach the other rooms of the house. The sleeping area consists of a scenic master bedroom with a spacious "en suite" bathroom and double terrace. There are then two other bedrooms with access to another terrace, overlooking the Ducal Park, and a windowed bathroom. Through a design staircase, in black steel, you reach the upper floor where you have an additional room, useful as a study or hobby area, from which you access the flagship of this property: the terrace with the roof garden. The panorama that can be appreciated from here is unrepeatable. Total privacy and moments of pure pleasure are guaranteed. Thanks to the various plants present, such as palms and olive trees, one feels every day on vacation staying in one's own home. Special mention should be made about the quality, custom-made furniture that remains within the property. On the ground floor you can park your bike in a dedicated condominium rack. While in the basement, complete the 'property, a large double garage and a windowed hobby room. This extraordinary penthouse is the 'ideal property for our most demanding clientele, both local and international.

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## Tutto sulla posizione

The property is located on one of the most prestigious and sought-after streets in Gries in Bolzano, the emblazoned Via Egger Lienz. The condominium stands directly in the front row, abutting the vineyards of Muri-Gries and Benedictine Abbey. Extreme tranquility and elegance reign on this street. Just a few meters from the residence you have the Ducal Park. Ideal place for families and tennis lovers. In this area turns out to be everything at hand. The many different schools, as well as banks, pharmacies, and bus stops are all reachable within ca.300m. The Guncina promenades can be reached in 450m. The historic center of Bolzano can be reached in ca.1km. Bolzano Hospital is 2.4km away, and the airport 5.6km.

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## Partner di contatto

Per ulteriori informazioni, si prega di contattare la persona di riferimento:

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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