Bozen – Südtirol [Trentino-Alto Adige]

Premium Attic apartment with panoramic view in the Heart of Bolzano

Property ID: IT22415419

LIVING SPACE: ca. 116 m^2 • **ROOMS:** 4

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At a glance

Property ID	IT22415419
Living Space	ca. 116 m²
Floor	5
Rooms	4
Bedrooms	3
Bathrooms	2
Year of construction	2023
Type of parking	1 x Garage, 80000 EUR (Sale)

Purchase Price	On request
Commission	Subject to commission
Total Space	ca. 176 m²
Usable Space	ca. 161 m²
Equipment	Terrace

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Energy Data

Type of heating	Underfloor heating
Energy Source	Air-to-water heat pump
Energy certificate valid until	07.02.2033
Power Source	Air-to-water heat pump

Energy Certificate	Energy demand certificate
Final Energy Demand	40.00 kWh/m²a
Energy efficiency class	B

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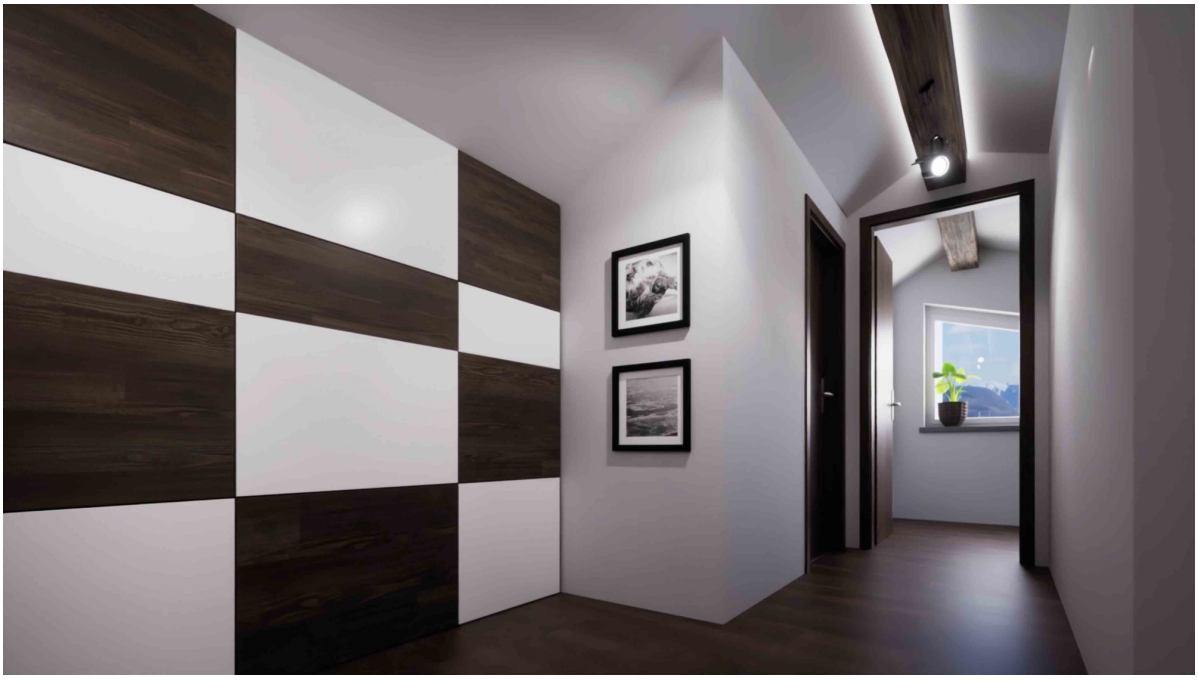

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A first impression

In the immediate vicinity of the historic old town of Bolzano and in a quiet location, this unique premium attic apartment is being built. The attic apartment extends over the last two residential floors, which will be completely demolished and rebuilt in high quality construction. The residential project provides for the core renovation, as well as the energy renovation of the entire property. The apartment is reached from the staircase or comfortably by elevator and is therefore completely barrier-free. The property consists of a kitchen-living room, a day toilet and a clever storage area on the penultimate floor (4th floor). From this floor are two spacious terraces accessible from the kitchen-living room, from which you can enjoy a fantastic view. An internal staircase connects the living area with the last floor (attic). There are two double bedrooms, each with its own terrace, another single bedroom, which can also be used as a walk-in closet or storage room and the bathroom. The apartment gets a lot of daylight thanks to numerous and generous window openings and from the terraces you can enjoy a breathtaking panoramic view over the roofs of Bolzano and on the Catinaccio. The fantastic view from the apartment, gives its residents a special living feeling. The attic apartment is characterized, among other things, by the spacious interiors and the attractive and clever room layout. The advantages of city life in combination with the highest privacy and the amenities of a core renovated, or newly realized apartment, are found in this exclusive property. Ideal for people with the highest living standards, as well as a stable value investment in the heart of Bolzano.

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Details of amenities

Two single garages with approx. 19-20 m2 can be purchased for 80.000€ per garage.
The garages are located in the 1st basement of the building.
A cellar is included in the purchase price.

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All about the location

Bar, restaurants, pharmacy, as well as supermarket etc. are within walking distance. Bolzano is a city in the northern Italian province of South Tyrol (Alto Adige). Located in a valley amidst hilly vineyards, the city is considered the gateway to the Dolomites mountain range in the Italian Alps. The medieval town center is home to the South Tyrol Museum of Archaeology, which houses the Neolithic glacier mummy known as "Ötzi." Nearby are the impressive 13th-century Maretsch Castle and the Cathedral of the Assumption of Mary, built in Romanesque and Gothic styles.

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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

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