

Bolzano

# Modern and bright two-bedroom apartment with terrace

Property ID: IT254152164



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

**PURCHASE PRICE: 645.000 EUR • ROOMS: 3**

Property ID: IT254152164 - 39100 Bolzano

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Contact partner

Property ID: IT254152164 - 39100 Bolzano

## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT254152164 |
| Floor                | 3           |
| Rooms                | 3           |
| Bedrooms             | 2           |
| Bathrooms            | 2           |
| Year of construction | 2023        |

|                |                        |
|----------------|------------------------|
| Purchase Price | 645.000 EUR            |
| Commission     | Subject to commission  |
| Total Space    | ca. 111 m <sup>2</sup> |
| Equipment      | Terrace, Balcony       |

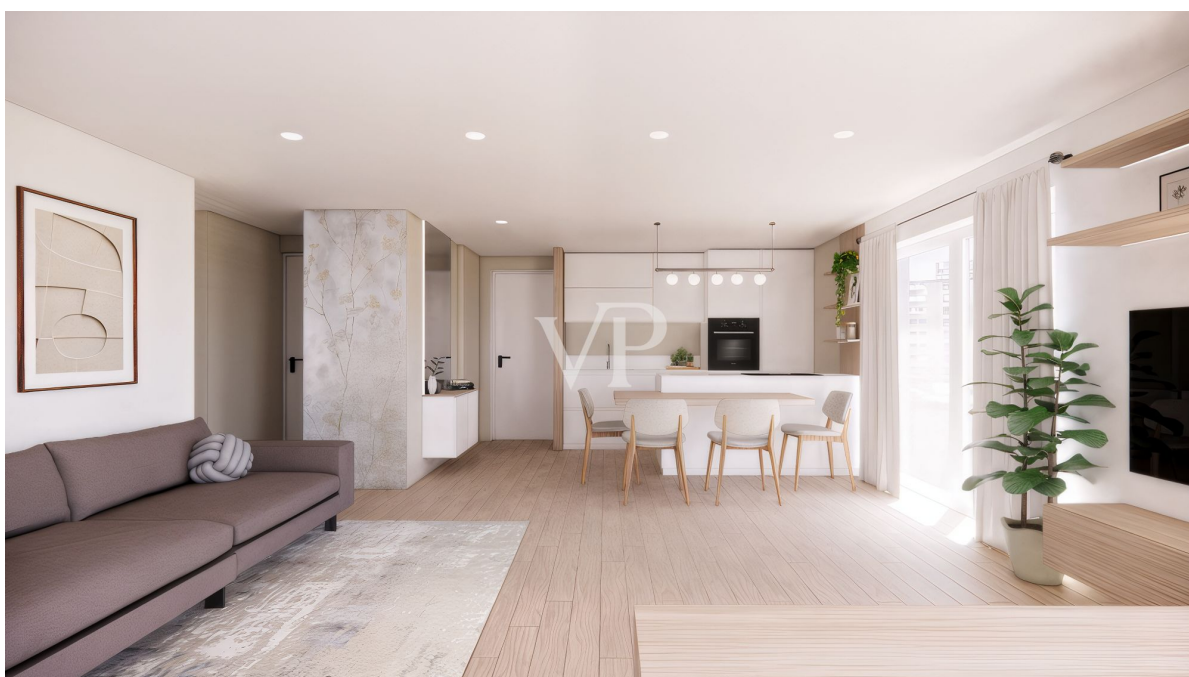
Property ID: IT254152164 - 39100 Bolzano

## Energy Data

|                 |                        |                         |                           |
|-----------------|------------------------|-------------------------|---------------------------|
| Type of heating | Underfloor heating     | Energy Certificate      | Energy demand certificate |
| Energy Source   | Air-to-water heat pump | Final Energy Demand     | 20.00 kWh/m²a             |
| Power Source    | Air-to-water heat pump | Energy efficiency class | A                         |

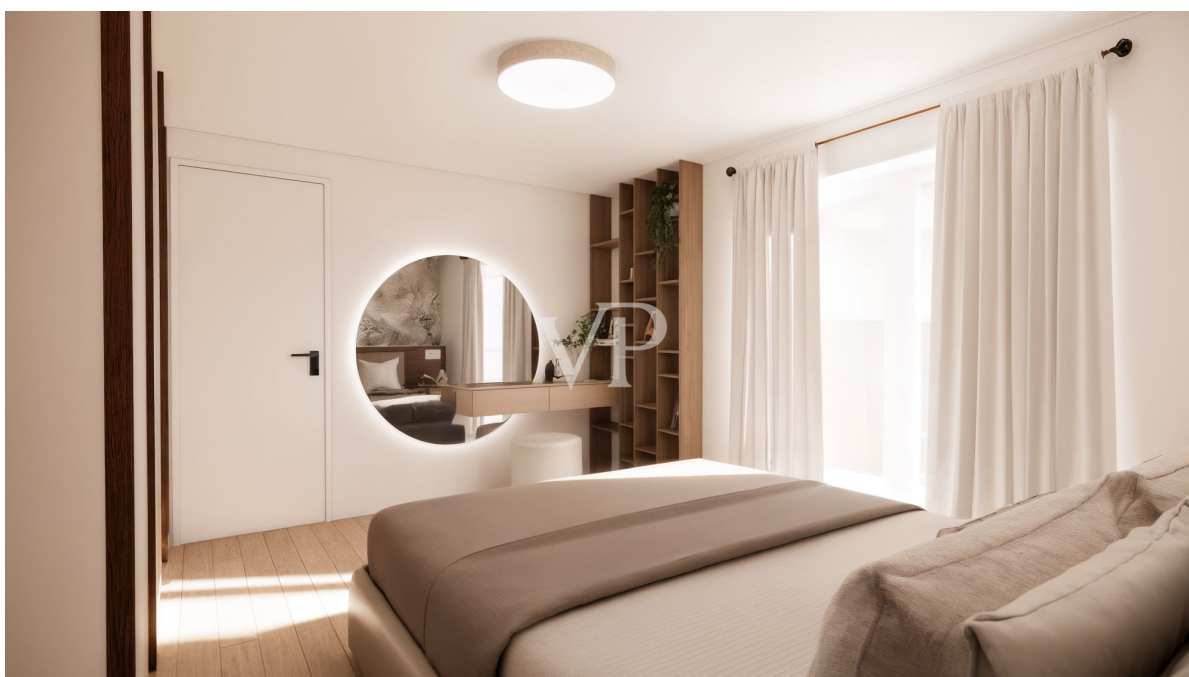
Property ID: IT254152164 - 39100 Bolzano

## The property



Property ID: IT254152164 - 39100 Bolzano

## The property



Property ID: IT254152164 - 39100 Bolzano

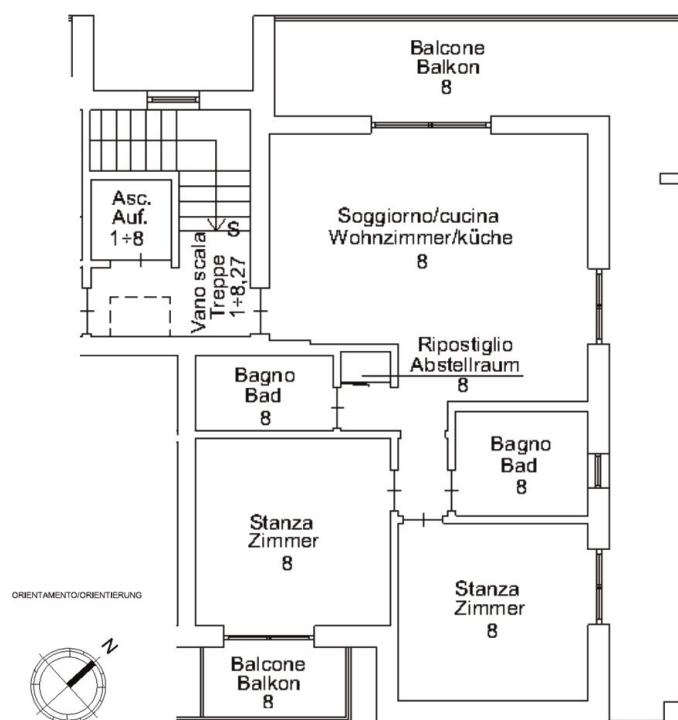
## The property





Property ID: IT254152164 - 39100 Bolzano

## Floor plans



### PIANO TERZO - 3. STOCK

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.



Property ID: IT254152164 - 39100 Bolzano

## A first impression

This prestigious and modern residential complex was built to the highest standard of Climate House "A", which means it will also be rated for energy efficiency. The property is located on the third and top floor, and consists of: a comfortable entrance hall, a "living" dining room with access to the terrace, two double bedrooms, a windowed master bathroom, a service bathroom and a storage room. The object offers excellent natural light. The real estate unit is equipped with a central underfloor heating and cooling system that is operated independently with convenient individual control of room temperature, offering a special atmosphere of well-being in all rooms. The offer is completed by a cellar and an extra garage box Euro 40,000.00.

Property ID: IT254152164 - 39100 Bolzano

## Details of amenities

Underfloor heating  
Underfloor cooling  
Access for the disabled  
Climate House "A"  
Elevator  
Dehumidifier

**Property ID: IT254152164 - 39100 Bolzano**

## All about the location

The property is located on Park Street in Bolzano. The unique location of the property allows easy access to all kinds of services: supermarkets, restaurants, pharmacies and bus stops, which are located in the immediate vicinity. In addition, the property is just a few meters from the Twenty shopping center and the highway.

Property ID: IT254152164 - 39100 Bolzano

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

---

Drususallee 265/Viale Druso 265, 39100 Bozen/Bolzano (BZ)

Tel.: +39 0471 20 90 20

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

*To the Disclaimer of von Poll Immobilien GmbH*

---

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