

Bolzano

## Modern four-room apartment with terrace and garage

Property ID: IT254151802



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**PURCHASE PRICE: 745.000 EUR • LIVING SPACE: ca. 106,21 m<sup>2</sup> • ROOMS: 4**

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## At a glance

|                      |                           |
|----------------------|---------------------------|
| Property ID          | IT254151802               |
| Living Space         | ca. 106,21 m <sup>2</sup> |
| Floor                | 1                         |
| Rooms                | 4                         |
| Bedrooms             | 3                         |
| Bathrooms            | 2                         |
| Year of construction | 2010                      |

|                |                        |
|----------------|------------------------|
| Purchase Price | 745.000 EUR            |
| Commission     | Subject to commission  |
| Total Space    | ca. 140 m <sup>2</sup> |
| Usable Space   | ca. 140 m <sup>2</sup> |
| Equipment      | Terrace, Balcony       |

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## Energy Data

|                                |                    |
|--------------------------------|--------------------|
| Type of heating                | Underfloor heating |
| Energy Source                  | Alternative        |
| Energy certificate valid until | 23.04.2030         |

|                                                      |                           |
|------------------------------------------------------|---------------------------|
| Energy Certificate                                   | Energy demand certificate |
| Final Energy Demand                                  | 50.00 kWh/m²a             |
| Energy efficiency class                              | B                         |
| Year of construction according to energy certificate | 2010                      |

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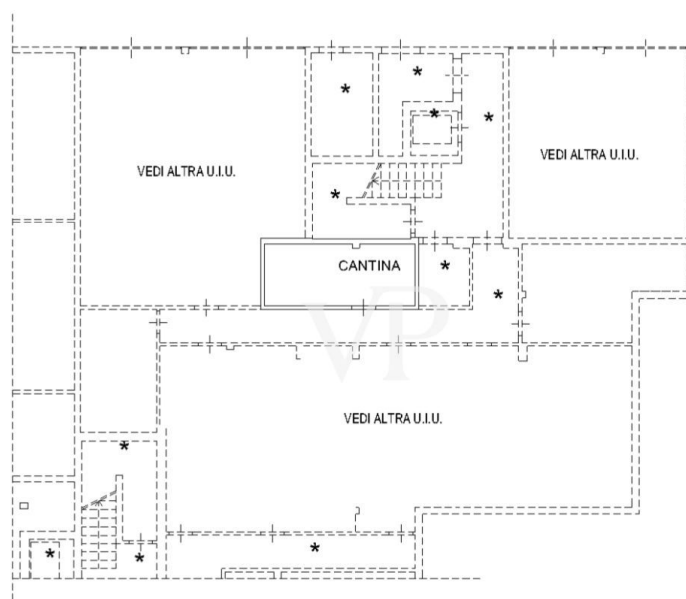
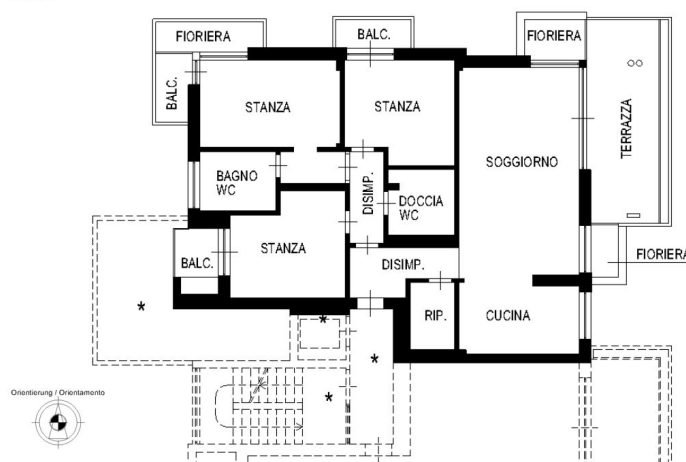


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## Floor plans

### PRIMO PIANO

H=2.60m

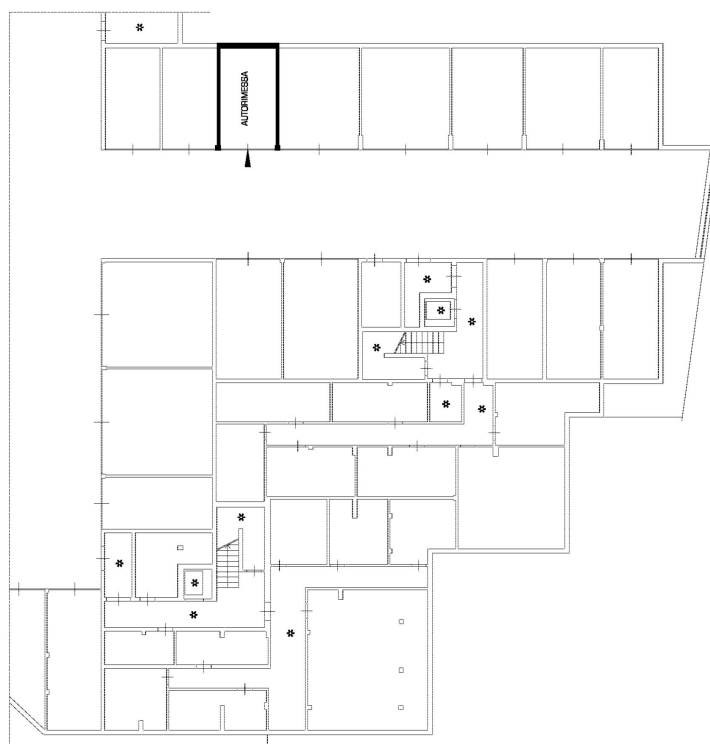


### PIANO INTERRATO

H=2.40m







PIANO INTERRATO

H=2.40m

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.

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## A first impression

In the St. Maurice/Gries area, surrounded by greenery and with a splendid view of the vineyards and mountains, we exclusively offer a refined four-room apartment of 140 sqm commercial, where architectural innovation and living comfort come together in a perfect balance.

The real estate unit, located in an elegant context surrounded by green areas, is characterized by an optimal layout of spaces and high quality finishes. The living area, the heart of the property, features an open-space conversation area that harmoniously integrates with the dining area. The walls, embellished by terraston finish with white lime and glass, alternate with large windows that provide natural light, further enhanced by a sophisticated dimmable lighting system to adjust the intensity of light.

The living area extends to a 20-square-meter panoramic terrace overlooking the renowned local vineyards, creating a relaxing oasis with a mountain view. The sleeping compartment is designed with three master bedrooms, each with access to a private balcony. The master bedroom enjoys an en suite bathroom with shower, while a second bathroom with bathtub serves the other rooms.

The property is distinguished by its state-of-the-art technological features: from the wood flooring that runs through all rooms to the radiant underfloor heating, from the motorized blinds and shutters system to the complete perimeter video surveillance apparatus. A laundry room and a wine cellar complete the provision of service spaces.

The property includes three car garages at 35,000 euros each, with anthracite resin flooring, automated access and video surveillance.

The large green condominium areas and the bike/pedestrian path to the center of Gries add further value to the real estate proposal.

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## Contact partner

For further information, please contact your contact person:

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