

Bolzano

# Impressive penthouse in the historic center of Bolzano

Property ID: IT254151861



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PURCHASE PRICE: 1.450.000 EUR • LIVING SPACE: ca. 225 m<sup>2</sup> • ROOMS: 5

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT254151861 |
| Living Space         | ca. 225 m²  |
| Floor                | 4           |
| Rooms                | 5           |
| Bedrooms             | 4           |
| Bathrooms            | 3           |
| Year of construction | 1994        |

|                |                       |
|----------------|-----------------------|
| Purchase Price | 1.450.000 EUR         |
| Commission     | Subject to commission |
| Total Space    | ca. 305 m²            |
| Equipment      | Terrace               |

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## Energy Data

|                                |                              |
|--------------------------------|------------------------------|
| Type of heating                | Single-storey heating system |
| Energy Source                  | Gas                          |
| Energy certificate valid until | 21.05.2030                   |
| Power Source                   | Gas                          |

|                                                      |                           |
|------------------------------------------------------|---------------------------|
| Energy Certificate                                   | Energy demand certificate |
| Final Energy Demand                                  | 200.00 kWh/m²a            |
| Energy efficiency class                              | G                         |
| Year of construction according to energy certificate | 1994                      |

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## Floor plans



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 Heart of Bolzano

This impressive penthouse is located in a distinguished period building from the late 19th century, constructed in Neo-Renaissance style with a richly decorated façade. The property stands in the area known as the "New Town," a district designed by German architect Sebastian Altmann.

The apartment was created in 1994 through the high-quality conversion of the attic floor. A range of premium features enhances the living experience, including independent heating, a wood-burning fireplace, a traditional tiled stove, fine parquet and natural stone floors, elegantly designed bathrooms, electric shutters, a security system, and a lift with direct access to the apartment.

A stylish entrance hall opens into a bright winter garden, which serves as the central link between the two separate living areas and the spacious terrace of approximately 60 m². From here, one enjoys a stunning view of the majestic bell tower of the cathedral and the surrounding mountains.

Facing east, the living area comprises a spacious lounge with large windows and a marble fireplace, a wood-paneled dining room, a fully equipped kitchen with pantry, and a guest WC.

The west-facing sleeping quarters, partially under the eaves, include a master bedroom with walk-in wardrobe, a windowed bathroom with both bathtub and shower, three single bedrooms, a utility/laundry room, and a second bathroom. Natural light enters through charming dormer windows overlooking the lush crowns of century-old plane trees, creating a particularly atmospheric setting.

Hallways and transitional spaces connect the various rooms in a thoughtful layout. The basement level offers three cellar rooms, while the inner courtyard provides parking for bicycles. A garage in the vicinity is available for separate purchase.

The property is registered in the land registry as two separate units, offering the potential for division into two independent apartments. For detailed plans – whether splitting into two units or exploring other layout options – our team of professionals is available to provide expert advice.

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## Details of amenities

Independent heating system  
Wood-burning fireplace  
Traditional tiled stove  
Air conditioning (fresh air circulation in the living area)  
Intrusion alarm system  
Video intercom system  
Electric shutters

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## All about the location

### Bolzano – Where Alpine Beauty Meets Mediterranean Charm

Bolzano, the captivating capital of South Tyrol, lies at an altitude of around 250 meters in a sheltered Alpine valley. Surrounded by rolling vineyards, majestic mountain peaks, and crisscrossed by rivers and streams, the city offers a unique natural setting.

Its roots date back to the 12th century, with the creation of the Via dei Portici (Laubengasse) around 1170 marking the beginning of Bolzano's rise as a key trading hub. From the Middle Ages onward, Bolzano flourished as a vital crossroads between North and South – a vibrant marketplace where merchants and craftsmen from across Europe came together.

This rich history is still evident today in the city's urban landscape. Architectural styles from various eras coexist harmoniously, reflecting a dynamic and multifaceted past. Bolzano is now considered one of the most beautiful and livable cities in Italy. It is a place where northern precision meets southern ease, where Alpine traditions blend seamlessly with Mediterranean flair – creating a lifestyle that is both refined and relaxed.

Modern yet deeply rooted in its heritage, lively yet serene, Bolzano is home to approximately 107,000 residents from the region's three official language groups: German, Italian, and Ladin.

In 2021, Bolzano became the first city in Italy to receive the prestigious "Climate Municipality Gold" certification – the highest European recognition for municipalities committed to climate protection and sustainable development.

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## Contact partner

For further information, please contact your contact person:

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