

Bolzano

Elegant duplex penthouse with large terrace

Property ID: IT254152011



www.von-poll.it

PURCHASE PRICE: 1.450.000 EUR • ROOMS: 5

Property ID: IT254152011 - 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: IT254152011 - 39100 Bolzano

At a glance

Property ID	IT254152011
Floor	3
Rooms	5
Bedrooms	3
Bathrooms	2
Year of construction	1980

Purchase Price	1.450.000 EUR
Commission	Subject to commission
Total Space	ca. 173 m ²
Equipment	Terrace, Fireplace, Balcony

Property ID: IT254152011 - 39100 Bolzano

Energy Data

Energy Source	Gas
Energy certificate valid until	20.03.2034
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	70.00 kWh/m²a
Energy efficiency class	C
Year of construction according to energy certificate	1980

Property ID: IT254152011 - 39100 Bolzano

The property



Property ID: IT254152011 - 39100 Bolzano

The property



Property ID: IT254152011 - 39100 Bolzano

The property



Property ID: IT254152011 - 39100 Bolzano

The property



Property ID: IT254152011 - 39100 Bolzano

The property



Property ID: IT254152011 - 39100 Bolzano

The property



Property ID: IT254152011 - 39100 Bolzano

The property



Property ID: IT254152011 - 39100 Bolzano

The property



Property ID: IT254152011 - 39100 Bolzano

The property



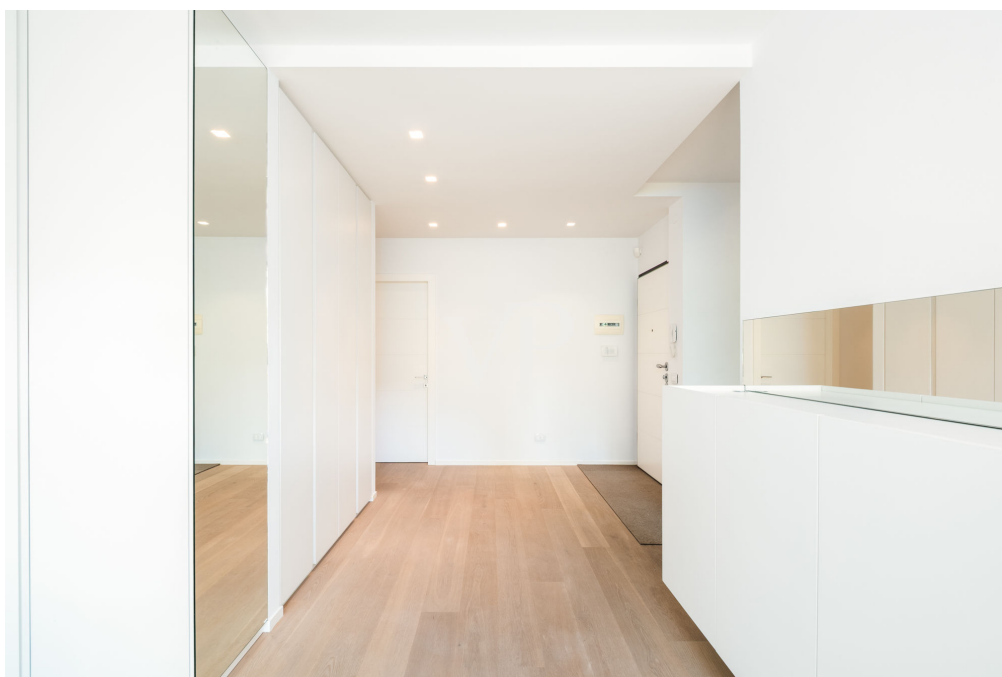
Property ID: IT254152011 - 39100 Bolzano

The property



Property ID: IT254152011 - 39100 Bolzano

The property



Property ID: IT254152011 - 39100 Bolzano

The property



Property ID: IT254152011 - 39100 Bolzano

The property



Property ID: IT254152011 - 39100 Bolzano

The property



Property ID: IT254152011 - 39100 Bolzano

The property



Property ID: IT254152011 - 39100 Bolzano

The property



Property ID: IT254152011 - 39100 Bolzano

The property



Property ID: IT254152011 - 39100 Bolzano

The property



Property ID: IT254152011 - 39100 Bolzano

The property



Property ID: IT254152011 - 39100 Bolzano

The property



Property ID: IT254152011 - 39100 Bolzano

The property



Property ID: IT254152011 - 39100 Bolzano

The property



Property ID: IT254152011 - 39100 Bolzano

The property



Property ID: IT254152011 - 39100 Bolzano

The property



Property ID: IT254152011 - 39100 Bolzano

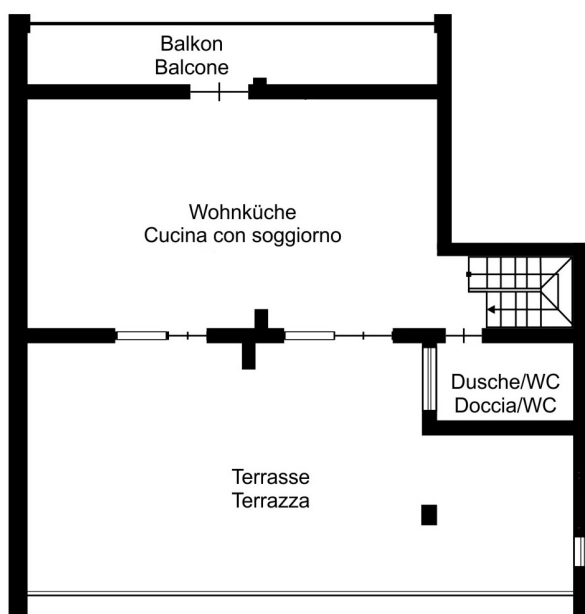
The property

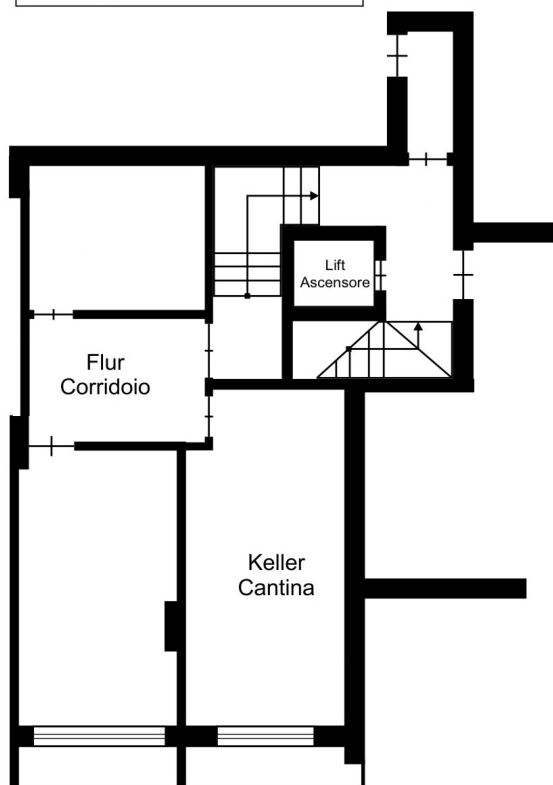


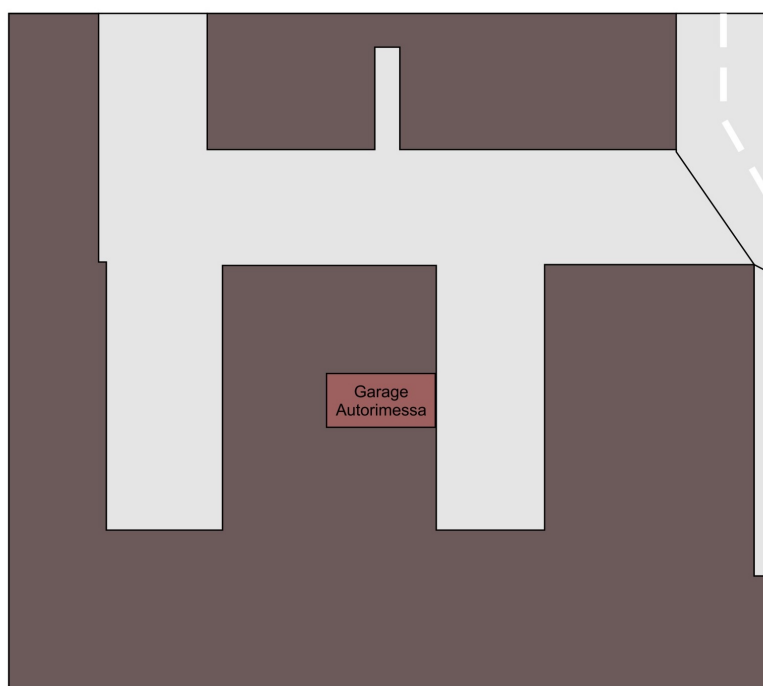
Property ID: IT254152011 - 39100 Bolzano

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.

Property ID: IT254152011 - 39100 Bolzano

A first impression

This exclusive and elegant duplex penthouse is located on Weggenstein Street, one of the most prestigious streets in Bolzano. The real estate unit is located in a well-kept residential complex and is located on the 3rd and 4th floor. The property was newly renovated in the year 2012, and is in excellent condition. An entrance door gives access to this beautiful penthouse, which consists on the third floor of: a cozy hallway, a study room with balcony (with the possibility of converting it into an additional bedroom), two single bedrooms including one of them with access to the balcony, a master bedroom with balcony, a walk-in closet and a generous windowed bathroom with Jacuzzi and walk-in shower. An internal staircase leads to the fourth floor, where we find the heart of this splendid penthouse. A spacious living area with an open kitchen and a terrace of 65 sqm approx. where you can spend pleasant days relaxing with your family or friends. The living area is completed with an additional balcony, a windowed bathroom with shower cabin and a fireplace. The property unit is equipped with a central heating system with radiators, which is operated independently with convenient individual control of room temperature, providing a special atmosphere of well-being in all rooms. The offer is completed by a cellar space and a garage. The property features fine finishes. Completely renovated in the year 2012. East/south/west exposure Energy performance certificate "C"

Property ID: IT254152011 - 39100 Bolzano

Details of amenities

Energy performance certificate "C"

Automated roller shutters

Automated awning in terrace

Miele appliances

Wooden room flooring

Property ID: IT254152011 - 39100 Bolzano

All about the location

The property is located on Weggstein Street, one of the most sought-after streets in the downtown area of Bolzano. All services are easily and quickly accessible. Schools and kindergartens can be reached within 400 m. The historic center, and the verdant Talvera promenades are only a few minutes' walk away, as are commercial activities of various kinds and typical restaurants. The bus stop is in the immediate vicinity.

Property ID: IT254152011 - 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

To Disclaimer of von Poll Immobilien GmbH

www.von-poll.com