

Bolzano

# Exclusive and Elegant Dwelling with Spectacular Terrace in Privileged Context

Property ID: IT252942178



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

PURCHASE PRICE: 880.000 EUR • LIVING SPACE: ca. 108 m<sup>2</sup> • ROOMS: 4

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT252942178 |
| Living Space         | ca. 108 m²  |
| Floor                | 1           |
| Rooms                | 4           |
| Bedrooms             | 2           |
| Bathrooms            | 2           |
| Year of construction | 1965        |

|                |                       |
|----------------|-----------------------|
| Purchase Price | 880.000 EUR           |
| Commission     | subject to commission |
| Total Space    | ca. 135 m²            |
| Equipment      | Terrace               |

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## Energy Data

|                    |                                                                             |
|--------------------|-----------------------------------------------------------------------------|
| Power Source       | Gas                                                                         |
| Energy information | At the time of preparing the document, no energy certificate was available. |



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## The property



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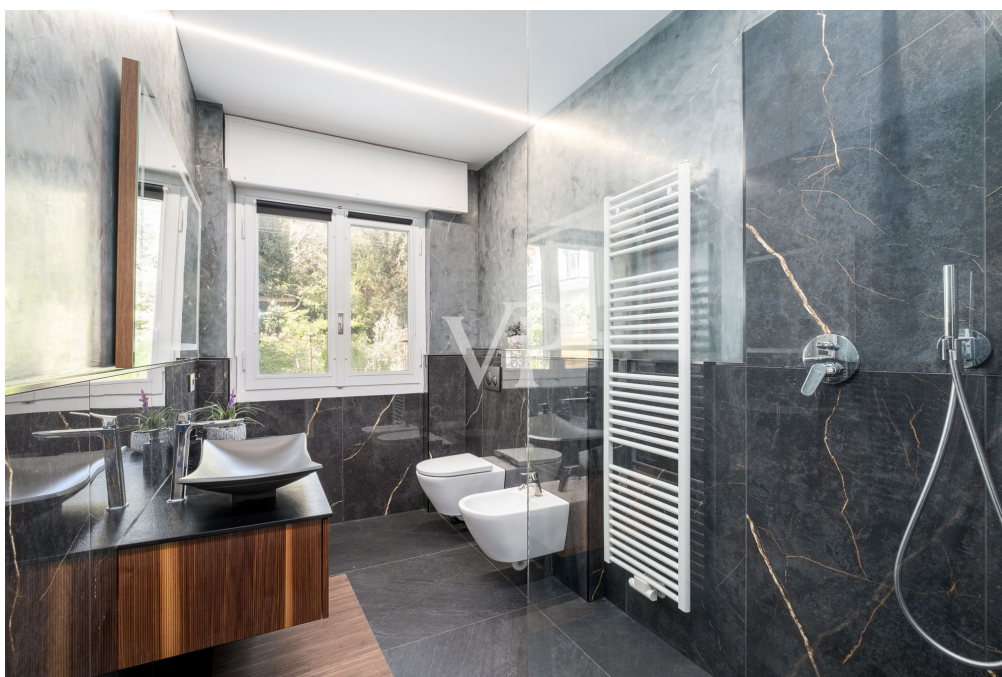
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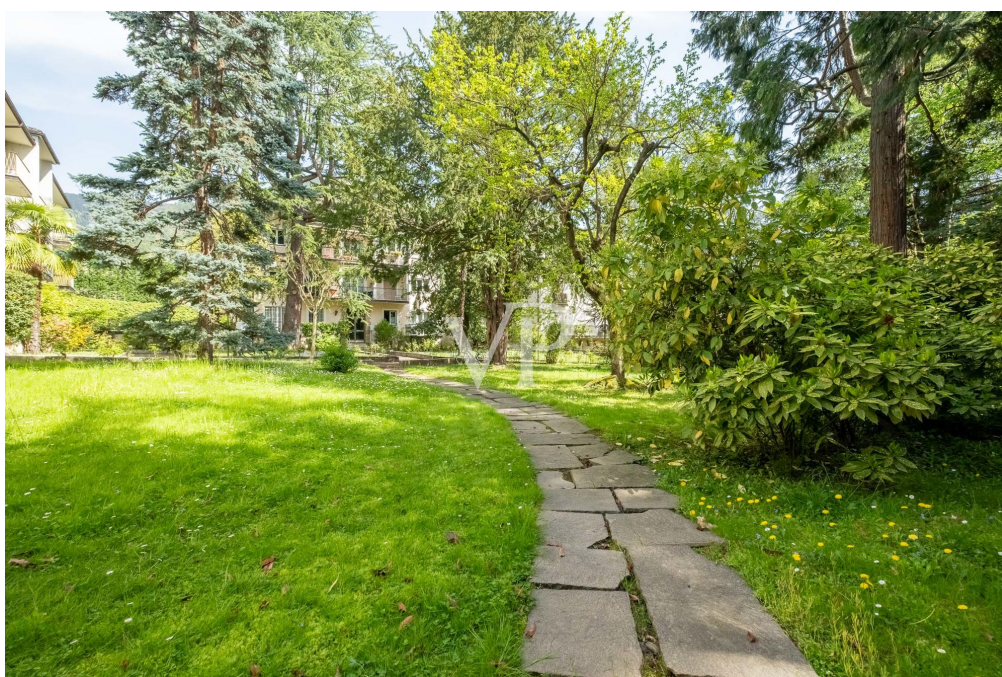
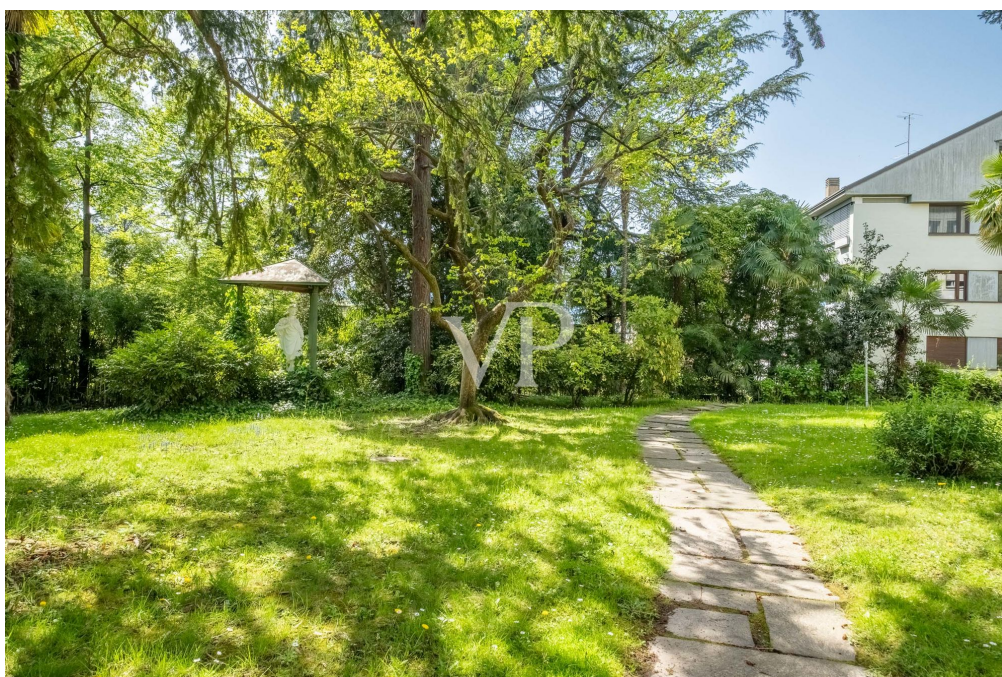
## The property





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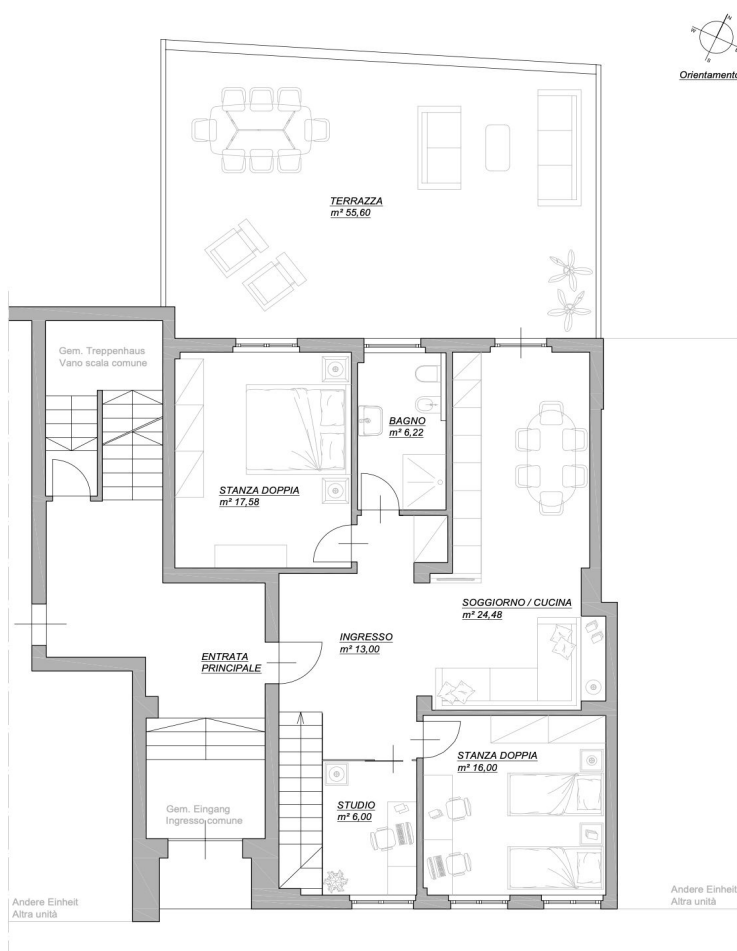
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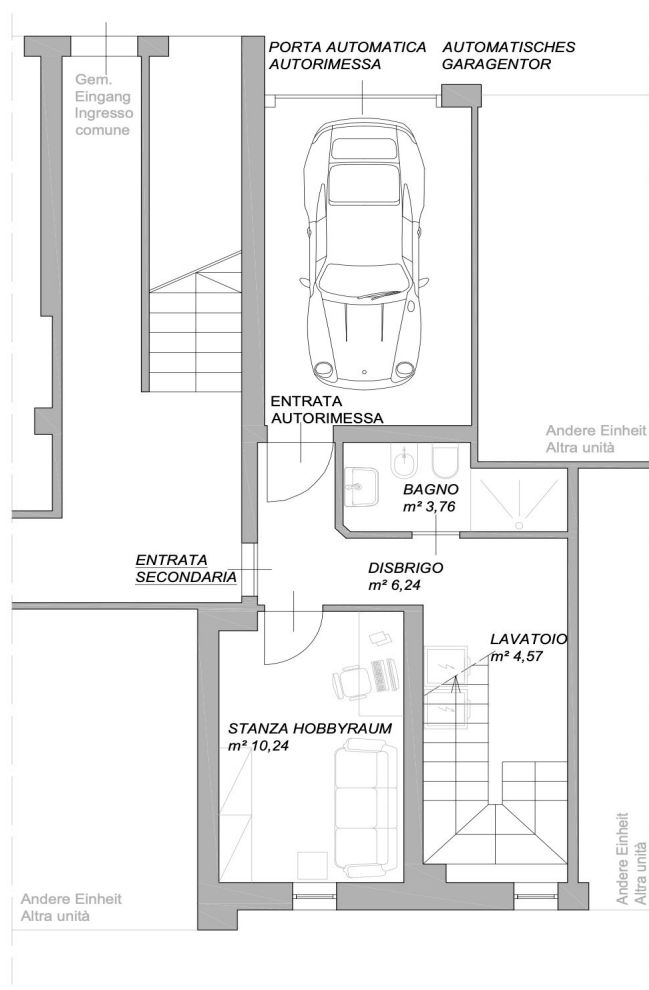




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## Floor plans





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

Via Fago: Exclusive and Elegant Dwelling with Spectacular Terrace in Privileged Context. Renovated to New and Custom Furnished.

Completed in 2024 and equipped with high quality finishes, such as Venetian stucco, this charming dwelling is part of a small building surrounded by a beautiful park, ensuring maximum tranquility and privacy.

The property is located on the mezzanine floor and consists of a welcoming 13 sqm entrance hall that leads into the beautiful 25 sqm living area with living room and kitchen in openspace. The kitchen overlooks a spacious 55 sqm terrace, which, thanks to a beautiful natural setting, is perfect for organizing outdoor dinners and lunches, as well as for spending moments of relaxation and fun in the company of family and friends. A 6-square-meter corner with glass walls creates a lovely study that harmoniously integrates with the living area, providing a great space to carry out work from home activities.

Two large bedrooms with wooden floors measure 18 sqm and 16 sqm respectively and are very comfortable. The 6 sqm master bathroom is equipped with a spacious "walk in" shower and an interactive mirror, creating a luxurious oasis.

Going downstairs is the laundry room, a second bathroom with shower and a versatile hobby room that currently serves as a guest room. This room could also be used as a fitness area, additional study or ironing room.

The 15 sq m garage, connected directly with the house, was subject of the same deep renovation and is equipped with an automatic door. The asking price is 60 thousand euros.

Another garage could be leased.

In addition, this home is a "Smart Home," synonymous with intelligent living, where wireless connectivity and remote management come together to create a highly interconnected environment in perfect synthesis of advanced technology and ease of use.



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## All about the location

We are located on Via Fago, one of the most exclusive areas of Gries in Bolzano. Characterized by a pleasant residential atmosphere, this neighborhood offers a wide range of services to its residents, including schools, banking institutions, pharmacies, health and personal service centers, several grocery stores with high-quality products, and easily accessible bus stops. The center is about a kilometer away, and in addition, the proximity to picturesque promenades contributes to a truly excellent quality of life in this area of Bolzano.

Gries originated in early medieval times as an agricultural center around a fortification and gradually developed into an increasingly recognized commercial landmark. In the 19th century Gries also became a health resort and health resort, and in 1901 Emperor Franz Joseph I elevated it to a market town.

Gries, now one of Bolzano's most renowned districts, was a municipality in its own right until 1925.

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## Contact partner

For further information, please contact your contact person:

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*To the Disclaimer of von Poll Immobilien GmbH*

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