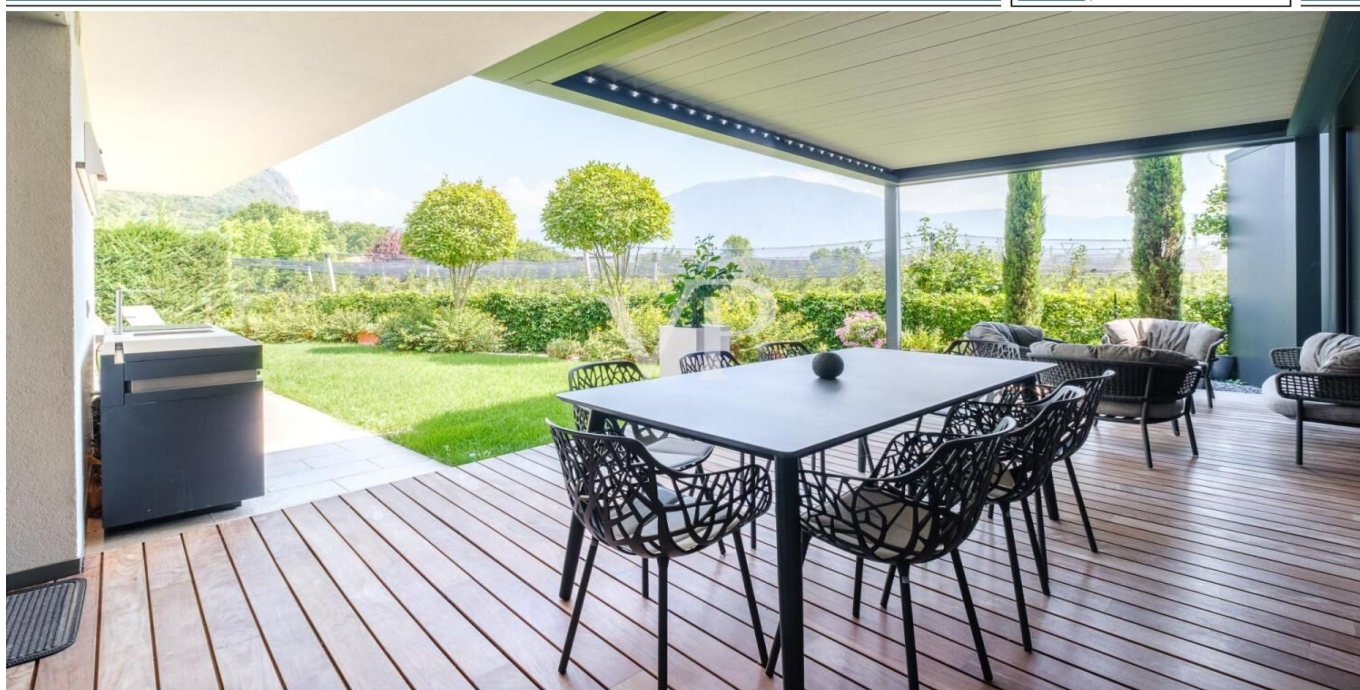


Bolzano / Bozen – Bolzano

## Prestigious and modern townhouse in St. Maurice area

Property ID: IT254152305



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

PURCHASE PRICE: 1.290.000 EUR • LIVING SPACE: ca. 110 m<sup>2</sup> • ROOMS: 4

Property ID: IT254152305 - 39100 Bolzano / Bozen – Bolzano

- At a glance
- The property
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- All about the location
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Property ID: IT254152305 - 39100 Bolzano / Bozen – Bolzano

## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT254152305 |
| Living Space         | ca. 110 m²  |
| Rooms                | 4           |
| Bedrooms             | 3           |
| Bathrooms            | 3           |
| Year of construction | 2014        |

|                |                       |
|----------------|-----------------------|
| Purchase Price | 1.290.000 EUR         |
| Commission     | Subject to commission |
| Total Space    | ca. 148 m²            |
| Equipment      | Terrace, Balcony      |

Property ID: IT254152305 - 39100 Bolzano / Bozen – Bolzano

## Energy Data

|                                |                    |                                                      |                           |
|--------------------------------|--------------------|------------------------------------------------------|---------------------------|
| Type of heating                | Underfloor heating | Energy Certificate                                   | Energy demand certificate |
| Energy Source                  | Gas                | Final Energy Demand                                  | 21.43 kWh/m²a             |
| Energy certificate valid until | 10.04.2035         | Energy efficiency class                              | A                         |
| Power Source                   | Gas                | Year of construction according to energy certificate | 2014                      |

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## The property



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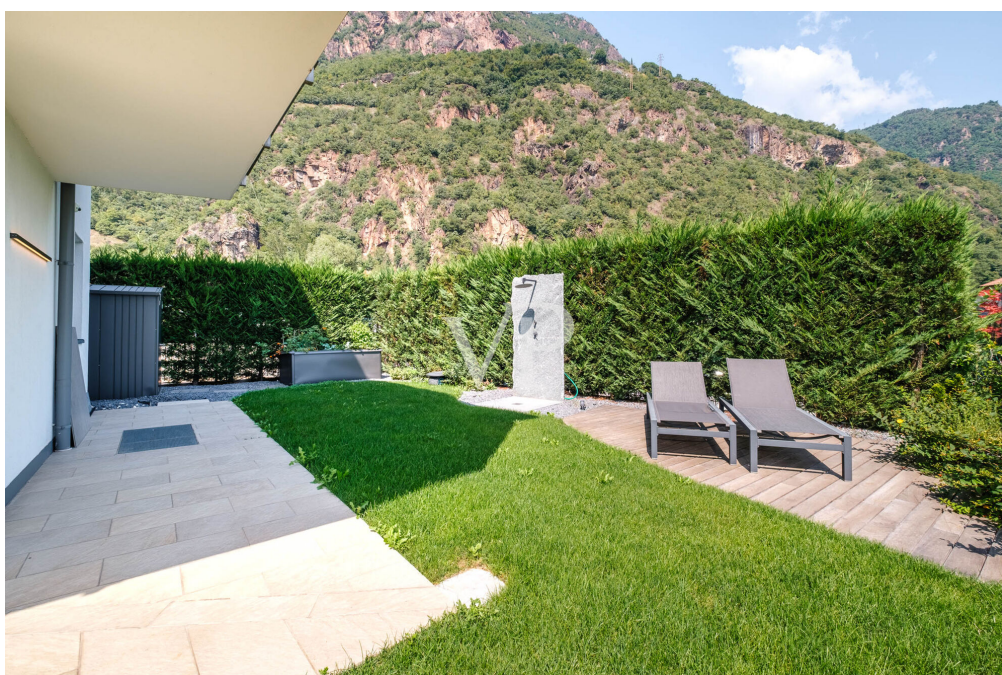
Property ID: IT254152305 - 39100 Bolzano / Bozen – Bolzano

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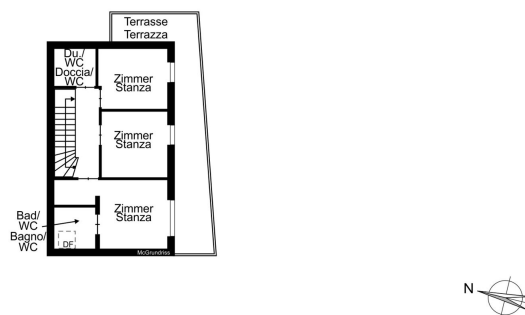
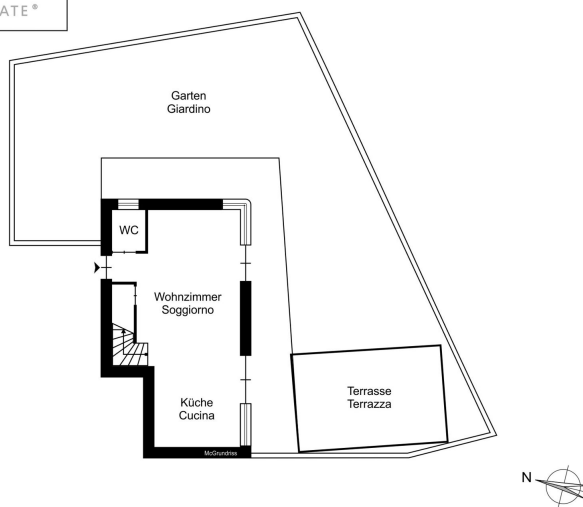
Property ID: IT254152305 - 39100 Bolzano / Bozen – Bolzano

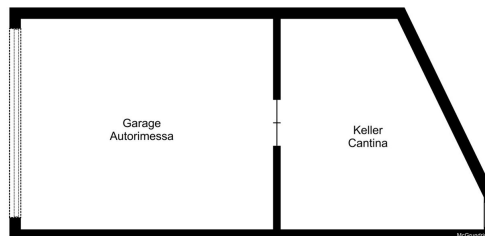
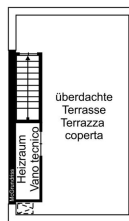
## The property



Property ID: IT254152305 - 39100 Bolzano / Bozen – 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: IT254152305 - 39100 Bolzano / Bozen – Bolzano

## A first impression

This modern and prestigious terraced house has been constructed to the highest ClimateHouse standard "A," ensuring excellent energy efficiency. The property offers a high degree of privacy. The entrance on the ground floor opens directly into the spacious living and dining area with direct access to the garden. Thanks to large floor-to-ceiling sliding windows and an optimal south-east orientation, this area benefits from abundant natural light. The well-maintained garden and covered terrace create a relaxing and inviting atmosphere, perfect for spending time with family and friends. Additionally, a guest bathroom with a window is located on the ground floor.

An internal staircase leads to the first floor, where the sleeping quarters are situated. This level comprises a generous suite with a private bathroom and terrace access, as well as two well-proportioned single bedrooms. A further naturally lit master bathroom completes the upper floor's layout. The property is equipped with a modern underfloor heating system that can be individually controlled in each room, providing a comfortable indoor climate throughout.

A special highlight is the covered rooftop terrace, accessible via another internal staircase, offering magnificent views of the Rosengarten (Catinaccio). This space is currently used as a hobby area and features a high-quality Jacuzzi whirlpool and a multifunctional steam bath – perfect for relaxation. For fitness enthusiasts, a dedicated workout area is also available.

The offering is completed by a spacious double garage with an automated door, an additional uncovered parking space, and a cellar. Built in 2014, the property boasts high-quality finishes and state-of-the-art technology. It is subject to the agreement under Article 79 of the local land law.

Property ID: IT254152305 - 39100 Bolzano / Bozen – Bolzano

## Details of amenities

- Home automation system (Domotics)
- Underfloor heating
- Irrigation system
- Video intercom system
- Alarm and video surveillance system
- Automated gates and doors
- Triple-glazed windows
- Acoustic insulation
- Outdoor shower made of Bagnara stone
- COVI kitchen
- Electric bioclimatic pergolas

Property ID: IT254152305 - 39100 Bolzano / Bozen – Bolzano

## All about the location

This elegant property is located in San Maurizio near Bolzano. The area is very peaceful and surrounded by greenery, featuring prestigious villas and centuries-old trees. The historic center of Bolzano is just 5 km away. Its strategic location, close to the Mendel Pass, Lake Caldaro, and the nearby cable cars, offers numerous leisure opportunities throughout the year.

Property ID: IT254152305 - 39100 Bolzano / Bozen – Bolzano

## 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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