

Bolzano/Bozen – Bolzano

## Bolzano center - Renovated apartment in historic building with garage

Property ID: IT254152459



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

PURCHASE PRICE: 535.000 EUR • LIVING SPACE: ca. 84,3 m<sup>2</sup> • ROOMS: 4

Property ID: IT254152459 - 39100 Bolzano/Bozen – Bolzano

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Contact partner

Property ID: IT254152459 - 39100 Bolzano/Bozen – Bolzano

## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT254152459 |
| Living Space         | ca. 84,3 m² |
| Floor                | 1           |
| Rooms                | 4           |
| Bedrooms             | 2           |
| Bathrooms            | 1           |
| Year of construction | 1912        |
| Type of parking      | 1 x Other   |

|                |                       |
|----------------|-----------------------|
| Purchase Price | 535.000 EUR           |
| Commission     | Subject to commission |
| Total Space    | ca. 112 m²            |
| Equipment      | Balcony               |

Property ID: IT254152459 - 39100 Bolzano/Bozen – Bolzano

## Energy Data

|              |     |                         |                           |
|--------------|-----|-------------------------|---------------------------|
| Power Source | Gas | Energy Certificate      | Energy demand certificate |
|              |     | Energy efficiency class | C                         |

Property ID: IT254152459 - 39100 Bolzano/Bozen – Bolzano

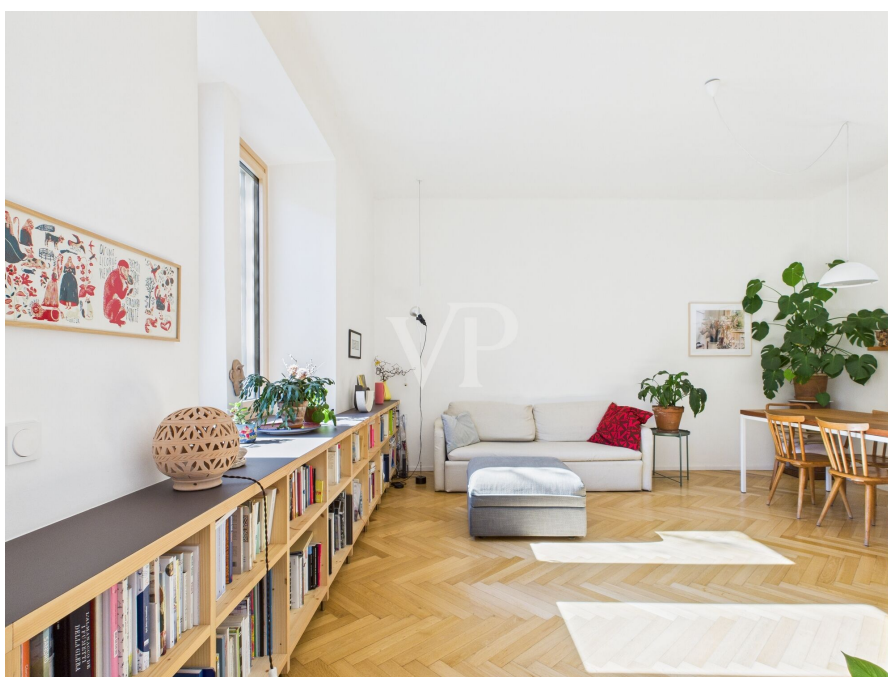
## The property





Property ID: IT254152459 - 39100 Bolzano/Bozen – Bolzano

## The property



Property ID: IT254152459 - 39100 Bolzano/Bozen – Bolzano

## The property



Property ID: IT254152459 - 39100 Bolzano/Bozen – Bolzano

## The property





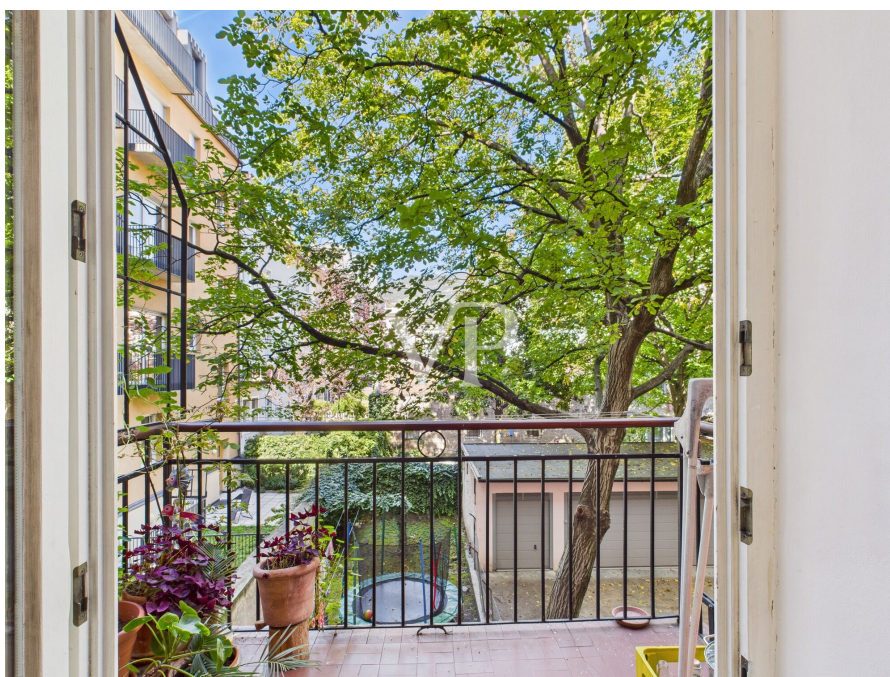
Property ID: IT254152459 - 39100 Bolzano/Bozen – Bolzano

## The property



Property ID: IT254152459 - 39100 Bolzano/Bozen – Bolzano

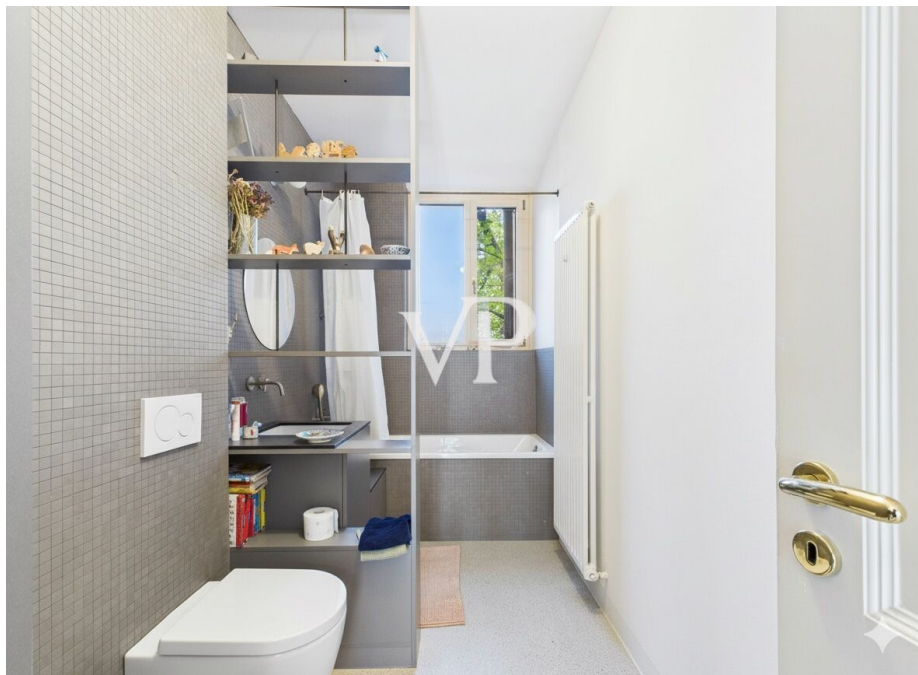
## The property





Property ID: IT254152459 - 39100 Bolzano/Bozen – Bolzano

## The property



Property ID: IT254152459 - 39100 Bolzano/Bozen – Bolzano

## The property





Property ID: IT254152459 - 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: IT254152459 - 39100 Bolzano/Bozen – Bolzano**

## A first impression

Via Marconi - apartment in period building (1912), renovated in 2020 and located on the second floor facing south, consisting of entrance hall, room, bathroom, living room, double bedroom, kitchen with dining table, balcony.

Tailored renovation with attention to functionality and detail: custom-made furniture, rational distribution, quality finishes. Interior facing, quiet and shady, in a private setting a few steps from the center. Equipment and finishes with custom kitchen, bathroom and closets. New windows and doors: interior wood / PVC exterior with triple glazing. Two cellars and portion of the property courtyard.

Covered condominium bicycle storage. Roof and facade in good condition; no intervention planned.

### Location:

Valuable area under redevelopment, close to major cultural centers and services: Walther Square, Verdi Theater, TreviLab, Museion, Free University of Bolzano, Eurac.  
7 minutes' walk to the station; 5 minutes to the banks and promenades along the Eisack.

### Parking

Parking space available for purchase separately: € 25,000

Property ID: IT254152459 - 39100 Bolzano/Bozen – Bolzano

## Details of amenities

Tailored renovation of 2020: custom-made furniture, rational distribution and level finishes; new windows and doors (interior wood/exterior PVC) with triple glazing for high thermo-acoustic comfort. Two cellars and an exclusive portion of the courtyard complete the property; there is a covered bicycle shelter in the condominium. Common parts maintained, roof and facade in good condition; no deliberate condominium work.



Property ID: IT254152459 - 39100 Bolzano/Bozen – Bolzano

## All about the location

### Zona Via Marconi - Bolzano Center

Valuable central area in full urban enhancement, close to the main cultural and institutional centers of the city: Piazza Walther, Teatro Verdi, TreviLab, Museion, Free University of Bolzano, Eurac. Here quality residences are combined with the convenience of nearby services (stores, schools, public offices, transportation).

Excellent mobility: 7 minutes' walk to the train station; 5 minutes to the banks and promenades along the Eisack. Bicycle network and public transportation in close proximity.

In summary: central but cosy context, cultural appeal, services on the doorstep and prospects for value retention in the medium to long term. Ideal for those who want to experience the heart of Bolzano without sacrificing comfort and privacy.

Property ID: IT254152459 - 39100 Bolzano/Bozen – 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](mailto:bozen@von-poll.com)

*To the Disclaimer of von Poll Immobilien GmbH*

---

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