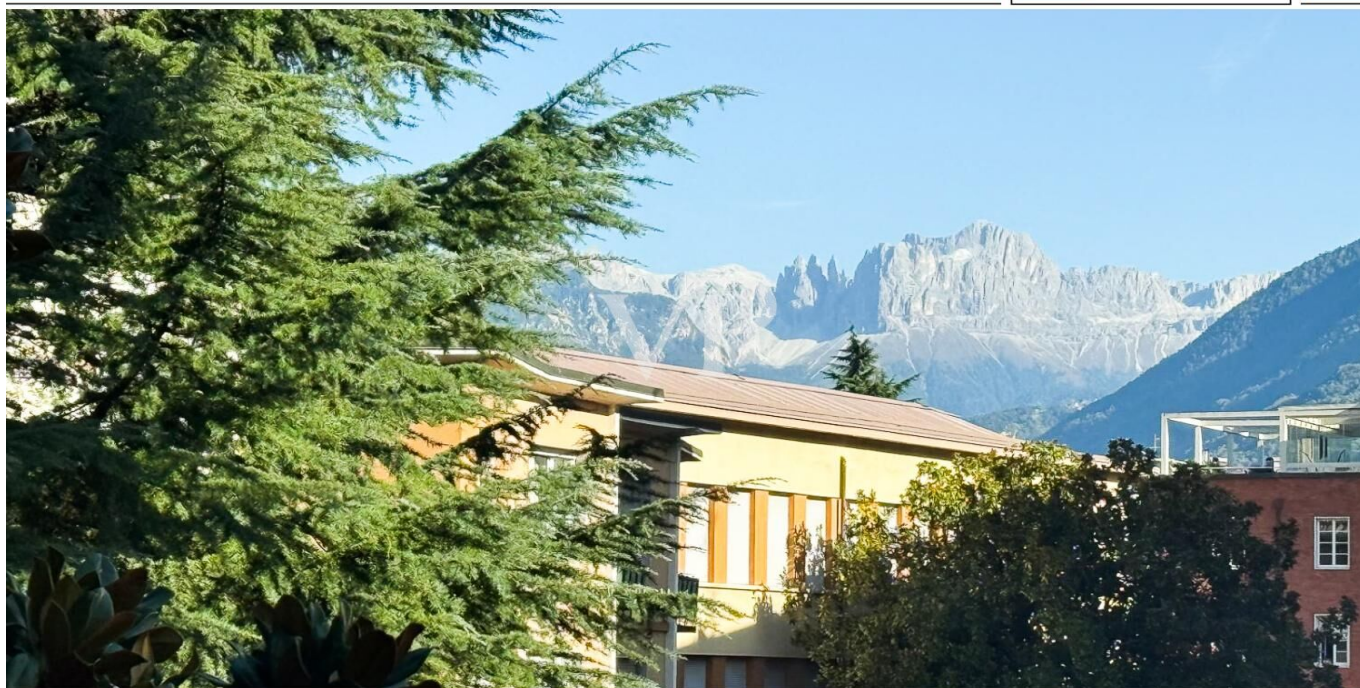


Bolzano

## Prestigious top floor with garage and Catinaccio view

Property ID: IT254152491



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

PURCHASE PRICE: 996.000 EUR • LIVING SPACE: ca. 173 m<sup>2</sup> • ROOMS: 4

Property ID: IT254152491 - 39100 Bolzano

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Contact partner

Property ID: IT254152491 - 39100 Bolzano

## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT254152491 |
| Living Space         | ca. 173 m²  |
| Floor                | 3           |
| Rooms                | 4           |
| Bedrooms             | 3           |
| Bathrooms            | 3           |
| Year of construction | 1932        |

|                |                       |
|----------------|-----------------------|
| Purchase Price | 996.000 EUR           |
| Commission     | Subject to commission |
| Total Space    | ca. 216 m²            |
| Equipment      | Fireplace, Balcony    |

Property ID: IT254152491 - 39100 Bolzano

## Energy Data

|                                |                              |                                                      |                           |
|--------------------------------|------------------------------|------------------------------------------------------|---------------------------|
| Type of heating                | Single-storey heating system | Energy Certificate                                   | Energy demand certificate |
| Energy Source                  | Gas                          | Final Energy Demand                                  | 70.00 kWh/m²a             |
| Energy certificate valid until | 05.09.2035                   | Energy efficiency class                              | B                         |
| Power Source                   | Gas                          | Year of construction according to energy certificate | 2017                      |

Property ID: IT254152491 - 39100 Bolzano

## The property



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## The property



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## The property



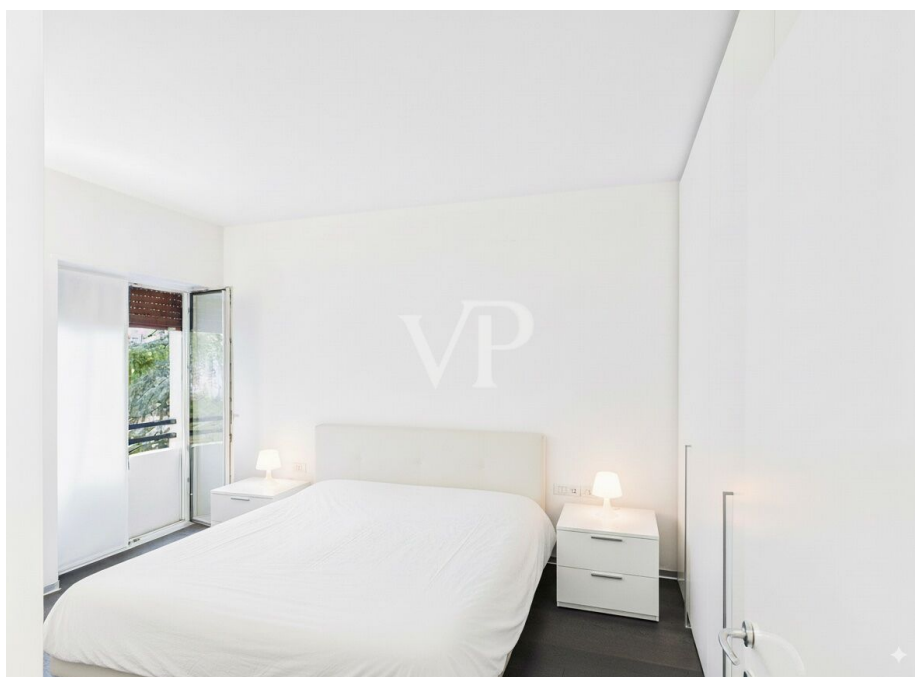
Property ID: IT254152491 - 39100 Bolzano

## The property



Property ID: IT254152491 - 39100 Bolzano

## The property



Property ID: IT254152491 - 39100 Bolzano

## The property



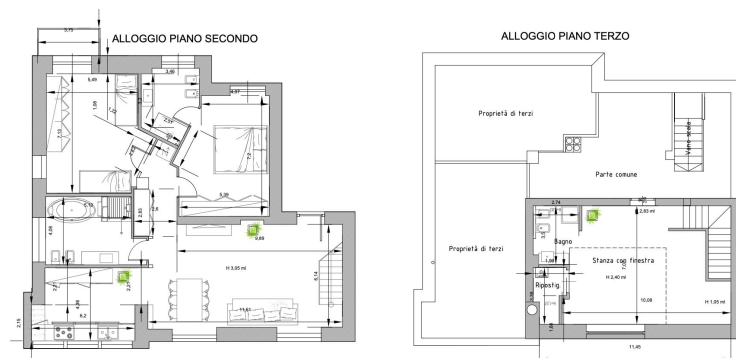
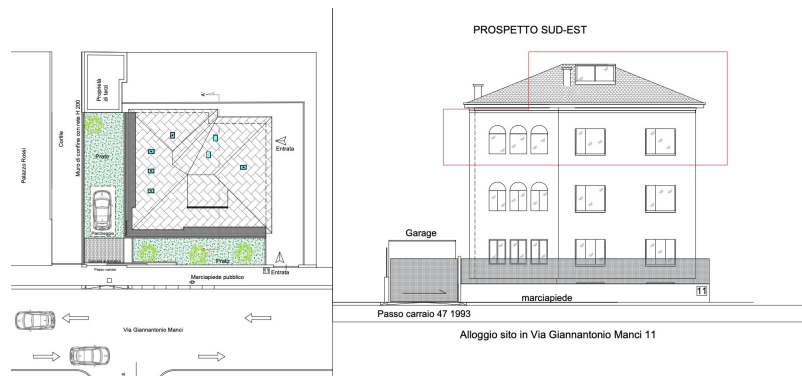
Property ID: IT254152491 - 39100 Bolzano

## The property



Property ID: IT254152491 - 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: IT254152491 - 39100 Bolzano

## A first impression

Gries - Top floor on two levels in historic building (1932), finely renovated in contemporary style.

Spacious and bright spaces, quiet context surrounded by greenery, a stone's throw from the historic center. Careful finishes, technological comforts and a view of the Catinaccio.

Main features:

- Top floor on two levels, totally renovated.
- Certified wood-burning fireplace
- Floor heating with room-by-room regulation
- Three bedrooms
- Three spacious and finely furnished bathrooms
- Jacuzzi bath and steam cabin with chromotherapy
- Dedicated laundry area
- Private garden of 130 m<sup>2</sup>
- Private parking spaces with exclusive access
- Partially furnished property

A rare combination of historic elegance and modern amenities, enhanced by generous outdoor spaces and views that complete the living experience.

Property ID: IT254152491 - 39100 Bolzano

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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*To the Disclaimer of von Poll Immobilien GmbH*

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