

Bozen – Südtirol [Trentino-Alto Adige]

# Premium Attic apartment with panoramic view in the Heart of Bolzano

Property ID: IT22415419



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

LIVING SPACE: ca. 116 m<sup>2</sup> • ROOMS: 4

Property ID: IT22415419 - Bozen – Südtirol [Trentino-Alto Adige]

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

Property ID: IT22415419 - Bozen – Südtirol [Trentino-Alto Adige]

## At a glance

|                      |                                 |
|----------------------|---------------------------------|
| Property ID          | IT22415419                      |
| Living Space         | ca. 116 m²                      |
| Floor                | 5                               |
| Rooms                | 4                               |
| Bedrooms             | 3                               |
| Bathrooms            | 2                               |
| Year of construction | 2023                            |
| Type of parking      | 1 x Garage, 80000<br>EUR (Sale) |

|                |                          |
|----------------|--------------------------|
| Purchase Price | On request               |
| Commission     | Subject to<br>commission |
| Total Space    | ca. 176 m²               |
| Usable Space   | ca. 161 m²               |
| Equipment      | Terrace                  |

Property ID: IT22415419 - Bozen – Südtirol [Trentino-Alto Adige]

## Energy Data

|                                |                        |
|--------------------------------|------------------------|
| Type of heating                | Underfloor heating     |
| Energy Source                  | Air-to-water heat pump |
| Energy certificate valid until | 07.02.2033             |
| Power Source                   | Air-to-water heat pump |

|                         |                           |
|-------------------------|---------------------------|
| Energy Certificate      | Energy demand certificate |
| Final Energy Demand     | 40.00 kWh/m²a             |
| Energy efficiency class | B                         |

Property ID: IT22415419 - Bozen – Südtirol [Trentino-Alto Adige]

## The property



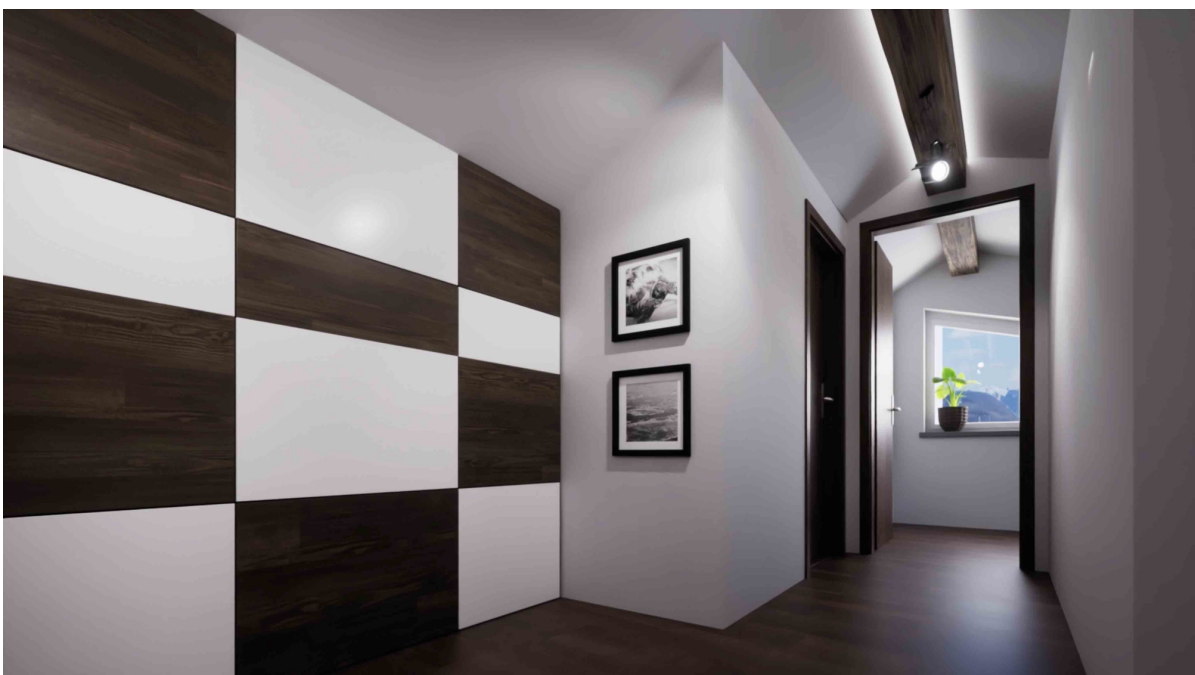
Property ID: IT22415419 - Bozen – Südtirol [Trentino-Alto Adige]

## The property



Property ID: IT22415419 - Bozen – Südtirol [Trentino-Alto Adige]

## The property



Property ID: IT22415419 - Bozen – Südtirol [Trentino-Alto Adige]

## The property



Property ID: IT22415419 - Bozen – Südtirol [Trentino-Alto Adige]

## The property



Property ID: IT22415419 - Bozen – Südtirol [Trentino-Alto Adige]

## The property



Property ID: IT22415419 - Bozen – Südtirol [Trentino-Alto Adige]

## A first impression

In the immediate vicinity of the historic old town of Bolzano and in a quiet location, this unique premium attic apartment is being built. The attic apartment extends over the last two residential floors, which will be completely demolished and rebuilt in high quality construction. The residential project provides for the core renovation, as well as the energy renovation of the entire property. The apartment is reached from the staircase or comfortably by elevator and is therefore completely barrier-free. The property consists of a kitchen-living room, a day toilet and a clever storage area on the penultimate floor (4th floor). From this floor are two spacious terraces accessible from the kitchen-living room, from which you can enjoy a fantastic view. An internal staircase connects the living area with the last floor (attic). There are two double bedrooms, each with its own terrace, another single bedroom, which can also be used as a walk-in closet or storage room and the bathroom. The apartment gets a lot of daylight thanks to numerous and generous window openings and from the terraces you can enjoy a breathtaking panoramic view over the roofs of Bolzano and on the Catinaccio. The fantastic view from the apartment, gives its residents a special living feeling. The attic apartment is characterized, among other things, by the spacious interiors and the attractive and clever room layout. The advantages of city life in combination with the highest privacy and the amenities of a core renovated, or newly realized apartment, are found in this exclusive property. Ideal for people with the highest living standards, as well as a stable value investment in the heart of Bolzano.

Property ID: IT22415419 - Bozen – Südtirol [Trentino-Alto Adige]

## Details of amenities

Two single garages with approx. 19-20 m2 can be purchased for 80.000€ per garage.  
The garages are located in the 1st basement of the building.  
A cellar is included in the purchase price.

Property ID: IT22415419 - Bozen – Südtirol [Trentino-Alto Adige]

## All about the location

Bar, restaurants, pharmacy, as well as supermarket etc. are within walking distance. Bolzano is a city in the northern Italian province of South Tyrol (Alto Adige). Located in a valley amidst hilly vineyards, the city is considered the gateway to the Dolomites mountain range in the Italian Alps. The medieval town center is home to the South Tyrol Museum of Archaeology, which houses the Neolithic glacier mummy known as "Ötzi." Nearby are the impressive 13th-century Maretsch Castle and the Cathedral of the Assumption of Mary, built in Romanesque and Gothic styles.

Property ID: IT22415419 - Bozen – Südtirol [Trentino-Alto Adige]

## 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 Disclaimer of von Poll Immobilien GmbH*

---

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