

Bolzano

# Gries - Four-room apartment Totally Renovated

Property ID: IT244151675



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PURCHASE PRICE: 575.000 EUR • LIVING SPACE: ca. 90 m<sup>2</sup> • ROOMS: 4

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT244151675 |
| Living Space         | ca. 90 m²   |
| Floor                | 1           |
| Rooms                | 4           |
| Bedrooms             | 3           |
| Bathrooms            | 2           |
| Year of construction | 1956        |

|                |                          |
|----------------|--------------------------|
| Purchase Price | 575.000 EUR              |
| Commission     | subject to<br>commission |
| Total Space    | ca. 115 m²               |
| Equipment      | Balcony                  |

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## Energy Data

|                                |                 |                         |                           |
|--------------------------------|-----------------|-------------------------|---------------------------|
| Type of heating                | Central heating | Energy Certificate      | Energy demand certificate |
| Energy Source                  | Gas             | Final Energy Demand     | 183.28 kWh/m²a            |
| Energy certificate valid until | 17.11.2029      | Energy efficiency class | E                         |
| Power Source                   | Gas             |                         |                           |

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## The property



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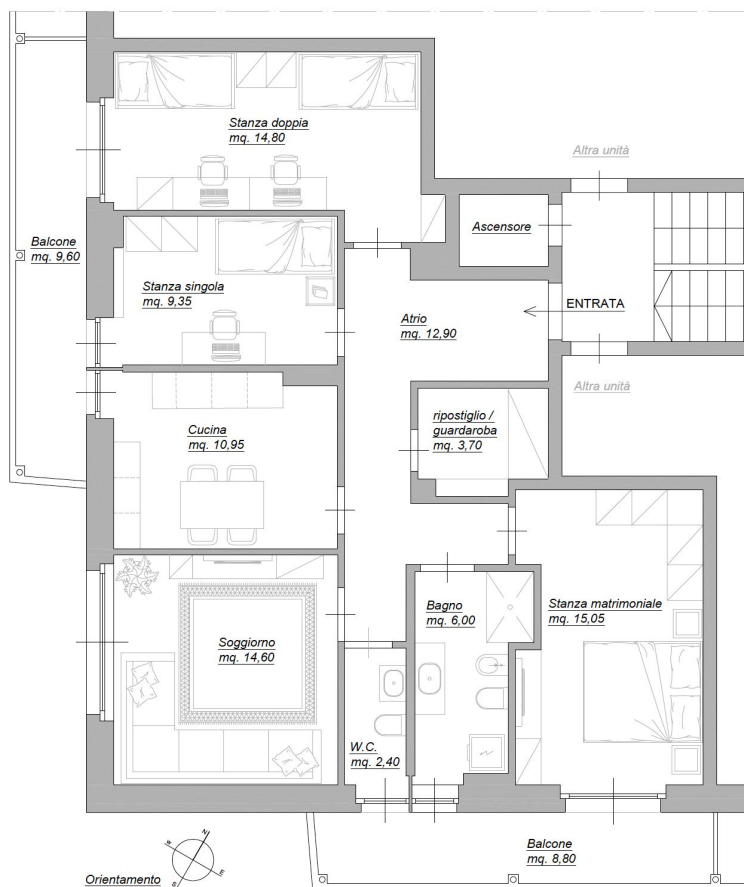
## The property



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## Floor plans

Planimetria appartamento / Proposta arredo



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

**EXCLUSIVELY FOR SALE** In one of Bolzano's most dynamic and serviced neighborhoods, in Gries, on Via Cesare Battisti, is this spacious four-room apartment of 90 sq m net. Renovated in 2024, the property is ready to be lived in or put up for income. The apartment is located on the second floor of a building with an elevator and consists of an entrance hall, four rooms, a furnished kitchen, two modern bathrooms, a storage room, and a cellar. Thanks to the excellent east-southwest exposure, natural light fills the interior until sunset. The two balconies, connected to French doors, create a pleasant continuity between indoors and outdoors. The property's location is ideal: situated in a residential neighborhood with numerous amenities available, including schools, stores and public transportation, making it perfect for both families and those seeking a secure investment. Inside the condominium courtyard there is communal parking for bicycles and a parking space to stay a maximum of two hours for various needs. Garage to be purchased extra nearby. Parking spaces for rent at 80 Euro per month in covered garage a 5-minute walk away. The apartment is immediately available, a perfect solution for those looking for modern housing in a strategic location or for those who want to rent it to students, given the proximity to the city center.

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## Contact partner

For further information, please contact your contact person:

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