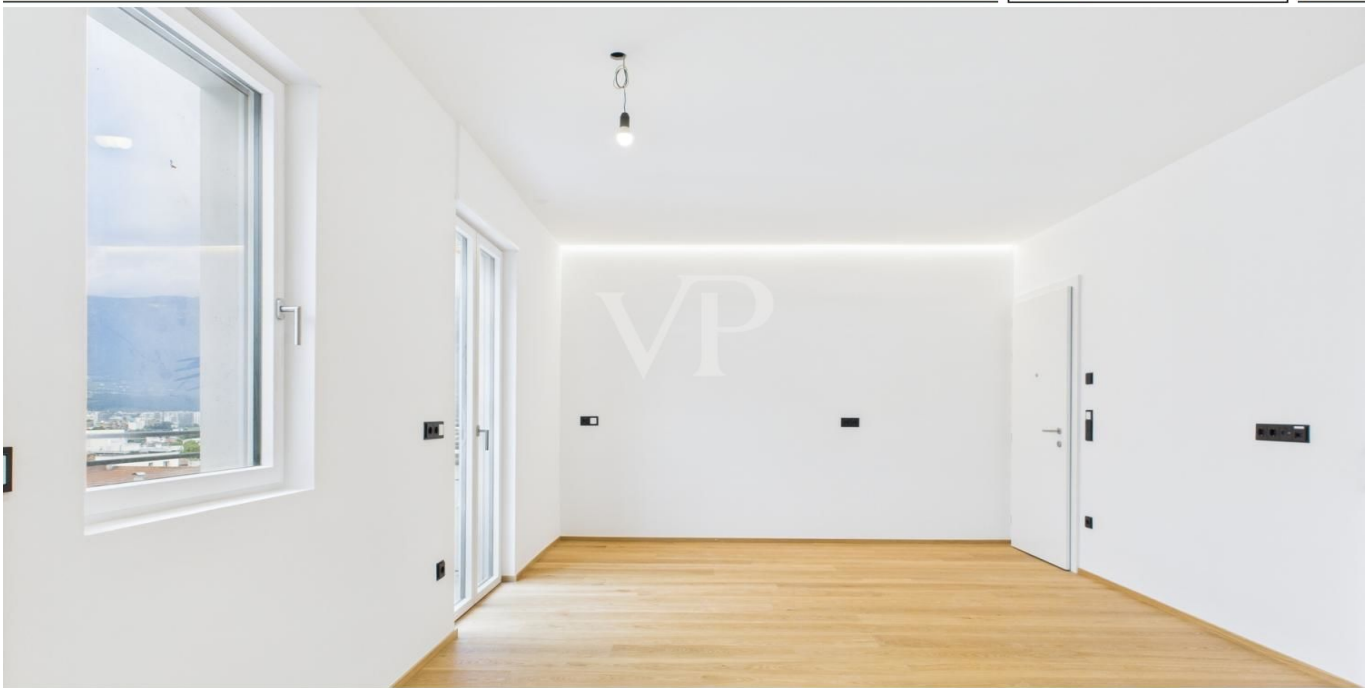


Bolzano – Südtirol [Trentino-Alto Adige]

# Penthouse floor with a view - Newly renovated three-room apartment just a stone's throw from Gries Square

Property ID: IT252942177



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

**PURCHASE PRICE: 495.000 EUR • ROOMS: 3**

Property ID: IT252942177 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

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## At a glance

|             |             |
|-------------|-------------|
| Property ID | IT252942177 |
| Floor       | 7           |
| Rooms       | 3           |
| Bedrooms    | 2           |
| Bathrooms   | 1           |

|                |                       |
|----------------|-----------------------|
| Purchase Price | 495.000 EUR           |
| Commission     | subject to commission |
| Total Space    | ca. 84 m <sup>2</sup> |
| Equipment      | Balcony               |

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## Energy Data

|                                   |            |                    |                              |
|-----------------------------------|------------|--------------------|------------------------------|
| Energy Source                     | Remote     | Energy Certificate | Energy demand<br>certificate |
| Energy certificate<br>valid until | 01.08.2035 |                    |                              |

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## 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.

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## A first impression

In the heart of the elegant neighborhood of Gries, a few meters from the renowned Piazza Gries, we offer this exclusive three-room apartment on the top floor, renovated to new with quality materials and modern finishes.

The apartment is located on the top floor of a building served by an elevator and features bright, well-distributed rooms and three balconies with open and panoramic views.

The renovation has just been completed, with maximum attention to every detail: completely new installations, home automation, underfloor heating and motorized shutters.

Interior composition:

- Living room / open space kitchen with access to panoramic balcony
- Master bedroom with private balcony
- Single bedroom with small balcony
- Modern bathroom with shower (not windowed)
- Convenient storage room / laundry room
- Cellar in the basement

Features and finishes:

- Complete and high-level renovation
- Underfloor heating
- Motorized roller shutters
- Home automation

Possibility of buying garage separately

Location and context:

We are located in the heart of Gries, one of Bolzano's most popular residential neighborhoods. Known for its elegant character and typically Central European atmosphere, Gries was an autonomous municipality until 1925. Today it remains one of the most sought-after places for those who want to live in a refined, well-connected, and historically rich setting.

The area is well served, with stores, green areas, schools, and convenient connections in close proximity.

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## 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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