

Laces / Latsch – Latsch

Modern and high-quality 3-room penthouse apartment in Latsch

Property ID: IT254152367



www.von-poll.it

PURCHASE PRICE: 540.000 EUR • ROOMS: 3

Property ID: IT254152367 - 39021 Laces / Latsch – Latsch

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

Property ID: IT254152367 - 39021 Laces / Latsch – Latsch

At a glance

Property ID	IT254152367
Floor	2
Rooms	3
Bedrooms	2
Bathrooms	2
Year of construction	2025
Type of parking	2 x Underground car park, 30000 EUR (Sale)

Purchase Price	540.000 EUR
Commission	Subject to commission
Total Space	ca. 137 m ²
Usable Space	ca. 97 m ²

Property ID: IT254152367 - 39021 Laces / Latsch – Latsch

Energy Data

Type of heating	District heating	Energy Certificate	Energy demand certificate
Energy Source	Remote	Final Energy Demand	23.00 kWh/m²a
Energy certificate valid until	02.07.2035	Energy efficiency class	A
		Year of construction according to energy certificate	2025

Property ID: IT254152367 - 39021 Laces / Latsch – Latsch

The property



Property ID: IT254152367 - 39021 Laces / Latsch – Latsch

The property



Property ID: IT254152367 - 39021 Laces / Latsch – Latsch

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: IT254152367 - 39021 Laces / Latsch – Latsch

A first impression

This high-quality apartment on the top floor of the "Moos" residential complex in Latsch was built to the energy-efficient KlimaHaus A standard. There are only seven residential units in the apartment building. It impresses with its solid construction and consistently well thought-out furnishings down to the last detail.

The technical equipment meets the latest standards: The KMX system enables central control of heating, lighting and shading. A modern video intercom system and a fiber optic connection are also available. In the bathrooms, recessed spotlights with a stainless steel look provide targeted, pleasant lighting.

Heating is provided by underfloor heating, fed by local district heating, with individual room control in each room. The sanitary fittings include white ceramic objects (washbasin, WC, bidet), high-quality fittings from Hansgrohe and flush-mounted all-glass showers with channel drainage. Inside, floor-to-ceiling, flush doors made of cross-veneered, oiled oak emphasize the natural yet modern living ambience.

The windows and lift and slide doors are made of aluminum and are fitted with triple glazing. External blinds and roller blinds in a matching bronze shade provide effective sun protection and blend harmoniously into the overall architectural concept.

An oak wooden floor with flush transitions was laid in the living area, while large-format porcelain stoneware tiles were used in the bathrooms, kitchen and living and dining areas. The terrace areas are also fitted with hard-wearing, large-format stoneware tiles.

The apartment can optionally be handed over with a high-quality kitchen and a piece of TV furniture for an additional charge; it is not conventional and is therefore also ideal as a vacation property.

Property ID: IT254152367 - 39021 Laces / Latsch – Latsch

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

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com