

Laives – Bolzano

## Modern penthouse in strategic location

Property ID: IT254151947



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

**PURCHASE PRICE: 720.000 EUR • LIVING SPACE: ca. 100 m<sup>2</sup> • ROOMS: 3**

Property ID: IT254151947 - 39055 Laives – Bolzano

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

Property ID: IT254151947 - 39055 Laives – Bolzano

## At a glance

|                      |                        |                |                        |
|----------------------|------------------------|----------------|------------------------|
| Property ID          | IT254151947            | Purchase Price | 720.000 EUR            |
| Living Space         | ca. 100 m <sup>2</sup> | Commission     | Subject to commission  |
| Floor                | 3                      | Total Space    | ca. 176 m <sup>2</sup> |
| Rooms                | 3                      | Equipment      | Terrace                |
| Bedrooms             | 2                      |                |                        |
| Bathrooms            | 2                      |                |                        |
| Year of construction | 2015                   |                |                        |
| Type of parking      | 1 x Garage             |                |                        |

Property ID: IT254151947 - 39055 Laives – Bolzano

## Energy Data

|                 |                    |                         |                            |
|-----------------|--------------------|-------------------------|----------------------------|
| Type of heating | Underfloor heating | Energy Certificate      | Energy demand certificate  |
| Energy Source   | Alternative        | Final Energy Demand     | 50.00 kWh/m <sup>2</sup> a |
|                 |                    | Energy efficiency class | A                          |

Property ID: IT254151947 - 39055 Laives – Bolzano

## The property



Property ID: IT254151947 - 39055 Laives – Bolzano

## The property



Property ID: IT254151947 - 39055 Laives – Bolzano

## The property



Property ID: IT254151947 - 39055 Laives – Bolzano

## The property





Property ID: IT254151947 - 39055 Laives – Bolzano

## The property



Property ID: IT254151947 - 39055 Laives – Bolzano

## The property



Property ID: IT254151947 - 39055 Laives – Bolzano

## The property



Property ID: IT254151947 - 39055 Laives – Bolzano

## The property



Property ID: IT254151947 - 39055 Laives – Bolzano

## The property



Property ID: IT254151947 - 39055 Laives – Bolzano

## The property



Property ID: IT254151947 - 39055 Laives – Bolzano

## The property



Property ID: IT254151947 - 39055 Laives – Bolzano

## The property





Property ID: IT254151947 - 39055 Laives – Bolzano

## The property



Property ID: IT254151947 - 39055 Laives – Bolzano

## The property



Property ID: IT254151947 - 39055 Laives – Bolzano

## The property



Property ID: IT254151947 - 39055 Laives – Bolzano

## A first impression

This prestigious and modern residential complex has been built to the highest standard of Climate House "A," which means it will also be rated for energy efficiency. The property is located in an interior and quiet area, thus offering a high degree of privacy. A front door, gives access to this charming three-room apartment with a living terrace that is located on the third and top floor with an elevator. The heart of this fantastic penthouse is definitely the large "LIVING" living and dining area, which, thanks to its large windows and generous terrace, offers excellent natural light. The living area is completed with an eat-in kitchen with balcony and a windowed bathroom. The sleeping area, on the other hand, consists of: a master bedroom with terrace, a single bedroom with balcony, and a windowed master bathroom. The real estate unit is equipped with a central underfloor heating system that is operated independently with convenient individual control of room temperature, offering a special atmosphere of well-being in all rooms. The offer is completed by a cellar room, hobbyraum, laundry room, technical room, and a garage box of almost 100 sq. m. with an automated door. All accessible by stairs or elevator. This beautiful property, thanks to its modern architecture, brightness of the rooms and attention to detail, represents a high-level living solution, perfect for those looking for a refined home surrounded by greenery, but with all services at hand.

Property ID: IT254151947 - 39055 Laives – Bolzano

## Details of amenities

Video surveillance.  
East/southwest exposure  
Underfloor heating  
Photovoltaic

Property ID: IT254151947 - 39055 Laives – Bolzano

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

---

Drususallee 265/Viale Druso 265 Bozen / Bolzano

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)