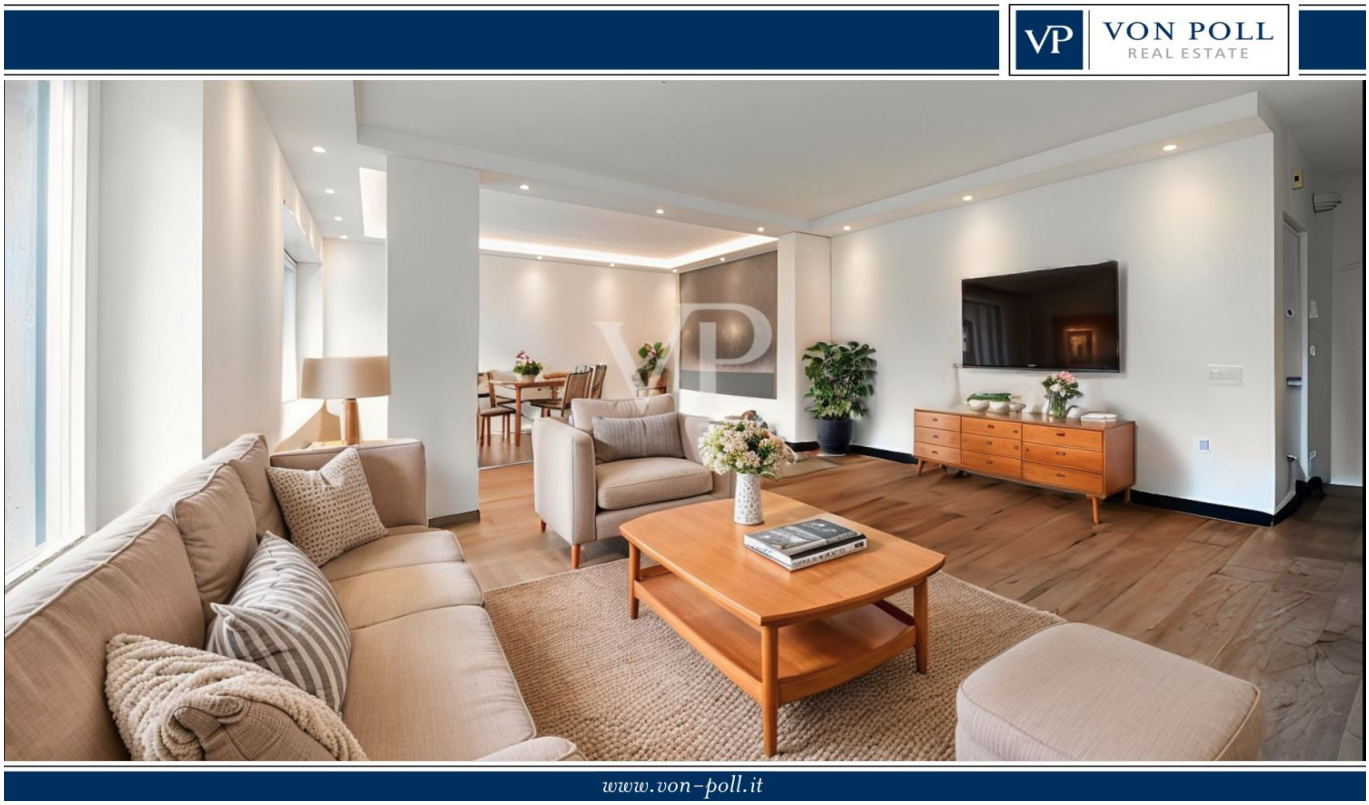
Bolzano / Bozen – Südtirol [Trentino-Alto Adige]

# One-of-a-kind attic on two floors in prime location

***Property ID: IT254151916***




**PURCHASE PRICE: 990.000 EUR • LIVING SPACE: ca. 165 m$^2$ • ROOMS: 4**

**Property ID: IT254151916 - 39100 Bolzano / Bozen – Südtirol [Trentino-Alto Adige]**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# At a glance

| | |
|---|---|
| Property ID | IT254151916 |
| Living Space | ca. 165 m² |
| Floor | 3 |
| Rooms | 4 |
| Bedrooms | 3 |
| Bathrooms | 3 |
| Year of construction | 1974 |

| | |
|---|---|
| Purchase Price | 990.000 EUR |
| Commission | Subject to commission |
| Total Space | ca. 218 m² |
| Usable Space | ca. 203 m² |
| Equipment | Terrace, Balcony |

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# Energy Data

| | |
|---|---|
| Type of heating | Central heating |
| Energy information | At the time of preparing the document, no energy certificate was available. |

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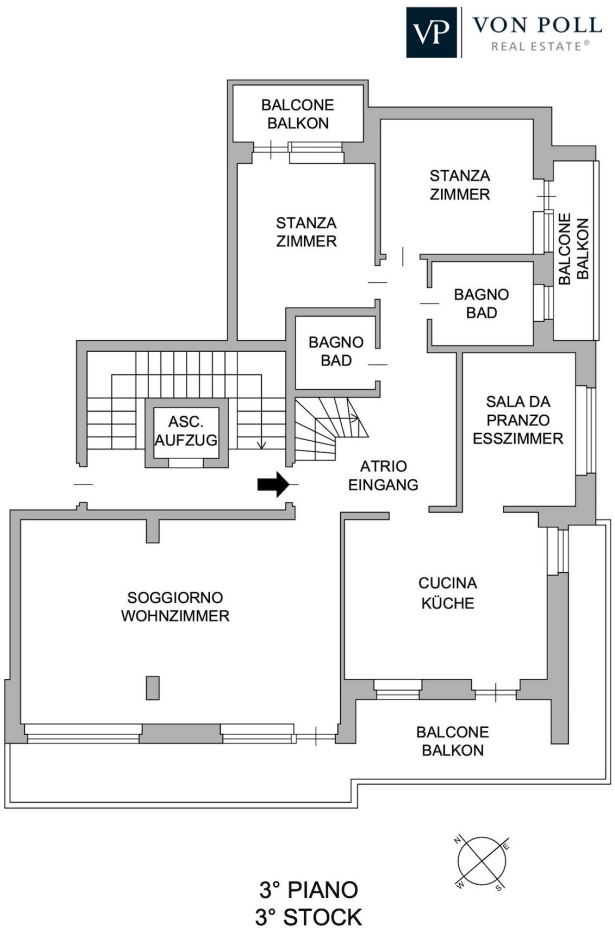
# Floor plans



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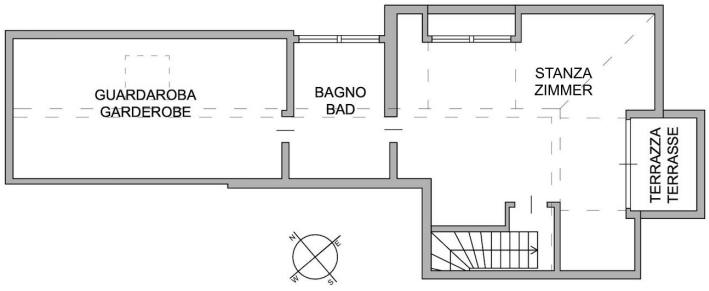


SOTTOTETTO
UNTERDACH

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

Within the prestigious Sant'Osvaldo area, we offer for sale an exclusive top-floor dwelling with refined finishes and large spaces. The apartment is spread over two floors, characterized by fine materials, which give a unique elegance and a feeling of exclusivity. The heart of the apartment is definitely the living area, characterized by a large and bright living room of 36 sqm that immediately captures the attention, ideal for moments of relaxation and entertainment. This space opens onto the Swiss elm wood-paneled dining room and the eat-in kitchen, both with direct access to the south/west-facing balcony, providing this stunning abode with natural light throughout the day. The lower level also houses two bedrooms, both with direct access to the balcony, and two bathrooms, one of which is windowed. A beautiful staircase leads to the attic, where there is a master bedroom with bathroom and direct access to the terrace, as well as a sauna and a walk-in closet. Completing this exceptional property is a large and well-kept condominium garden with beautiful old trees. The apartment was renovated in 2018 and is located in the most desirable area of the city, meeting the highest standards of a sought-after urban lifestyle. The property also includes a cellar and a garage, available at Euro 50,000.

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# All about the location

Via Sant'Osvaldo, where this wonderful apartment is located, is one of the most prestigious and sought-after areas of Bolzano. The neighborhood of Sant'Osvaldo is surrounded by greenery and is surrounded by majestic old trees. A few meters away you can reach the wonderful promenades of Sant'Osvaldo, and in just 10 minutes walk you can reach Whalter Square. Thanks to this unique setting, lucky residents enjoy enviable privacy and the knowledge that they are living in an exclusive place.

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# Contact partner

For further information, please contact your contact person:

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