

Bolzano / Bozen – Bolzano

## Prestigious and modern townhouse in St. Maurice area

Property ID: IT254152305



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PURCHASE PRICE: 1.290.000 EUR • LIVING SPACE: ca. 110 m<sup>2</sup> • ROOMS: 4

Property ID: IT254152305 - 39100 Bolzano / Bozen – Bolzano

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT254152305 |
| Living Space         | ca. 110 m²  |
| Rooms                | 4           |
| Bedrooms             | 3           |
| Bathrooms            | 3           |
| Year of construction | 2014        |

|                |                       |
|----------------|-----------------------|
| Purchase Price | 1.290.000 EUR         |
| Commission     | Subject to commission |
| Total Space    | ca. 148 m²            |
| Equipment      | Terrace, Balcony      |

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## Energy Data

|                                |                    |                                                      |                           |
|--------------------------------|--------------------|------------------------------------------------------|---------------------------|
| Type of heating                | Underfloor heating | Energy Certificate                                   | Energy demand certificate |
| Energy Source                  | Gas                | Final Energy Demand                                  | 21.43 kWh/m²a             |
| Energy certificate valid until | 10.04.2035         | Energy efficiency class                              | A                         |
| Power Source                   | Gas                | Year of construction according to energy certificate | 2014                      |

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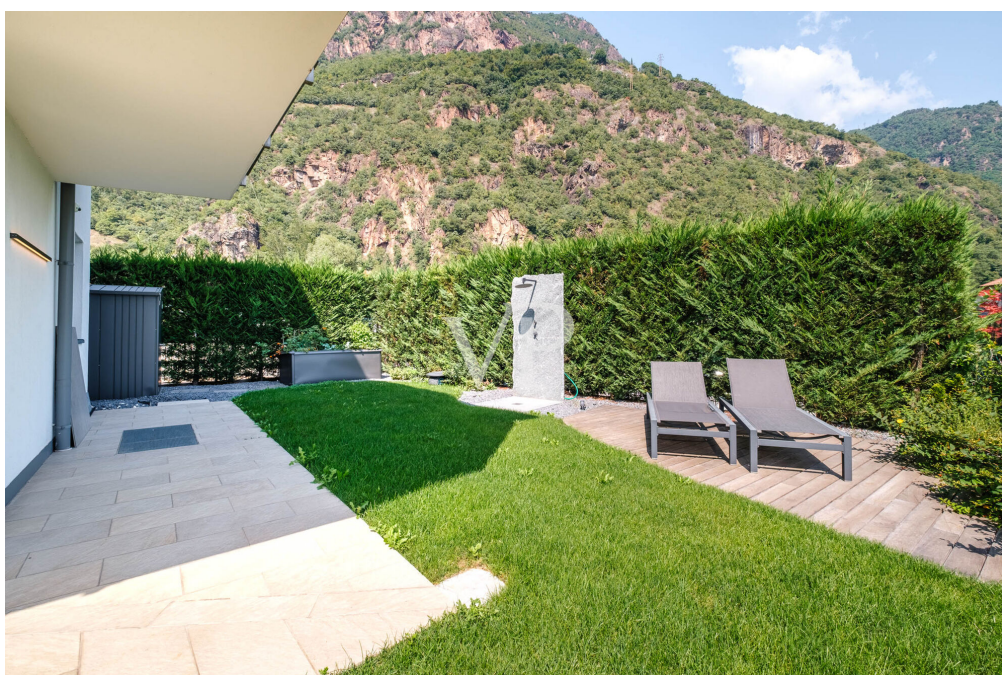
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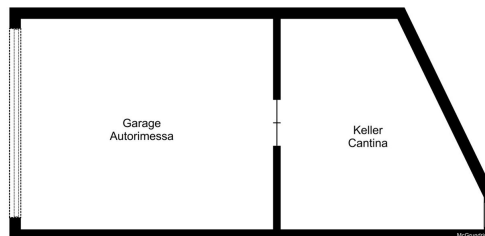
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## Floor plans





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

This modern and prestigious terraced house has been constructed to the highest ClimateHouse standard "A," ensuring excellent energy efficiency. The property offers a high degree of privacy. The entrance on the ground floor opens directly into the spacious living and dining area with direct access to the garden. Thanks to large floor-to-ceiling sliding windows and an optimal south-east orientation, this area benefits from abundant natural light. The well-maintained garden and covered terrace create a relaxing and inviting atmosphere, perfect for spending time with family and friends. Additionally, a guest bathroom with a window is located on the ground floor.

An internal staircase leads to the first floor, where the sleeping quarters are situated. This level comprises a generous suite with a private bathroom and terrace access, as well as two well-proportioned single bedrooms. A further naturally lit master bathroom completes the upper floor's layout. The property is equipped with a modern underfloor heating system that can be individually controlled in each room, providing a comfortable indoor climate throughout.

A special highlight is the covered rooftop terrace, accessible via another internal staircase, offering magnificent views of the Rosengarten (Catinaccio). This space is currently used as a hobby area and features a high-quality Jacuzzi whirlpool and a multifunctional steam bath – perfect for relaxation. For fitness enthusiasts, a dedicated workout area is also available.

The offering is completed by a spacious double garage with an automated door, an additional uncovered parking space, and a cellar. Built in 2014, the property boasts high-quality finishes and state-of-the-art technology. It is subject to the agreement under Article 79 of the local land law.

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## Details of amenities

- Home automation system (Domotics)
- Underfloor heating
- Irrigation system
- Video intercom system
- Alarm and video surveillance system
- Automated gates and doors
- Triple-glazed windows
- Acoustic insulation
- Outdoor shower made of Bagnara stone
- COVI kitchen
- Electric bioclimatic pergolas

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## All about the location

This elegant property is located in San Maurizio near Bolzano. The area is very peaceful and surrounded by greenery, featuring prestigious villas and centuries-old trees. The historic center of Bolzano is just 5 km away. Its strategic location, close to the Mendel Pass, Lake Caldaro, and the nearby cable cars, offers numerous leisure opportunities throughout the year.

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## Contact partner

For further information, please contact your contact person:

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