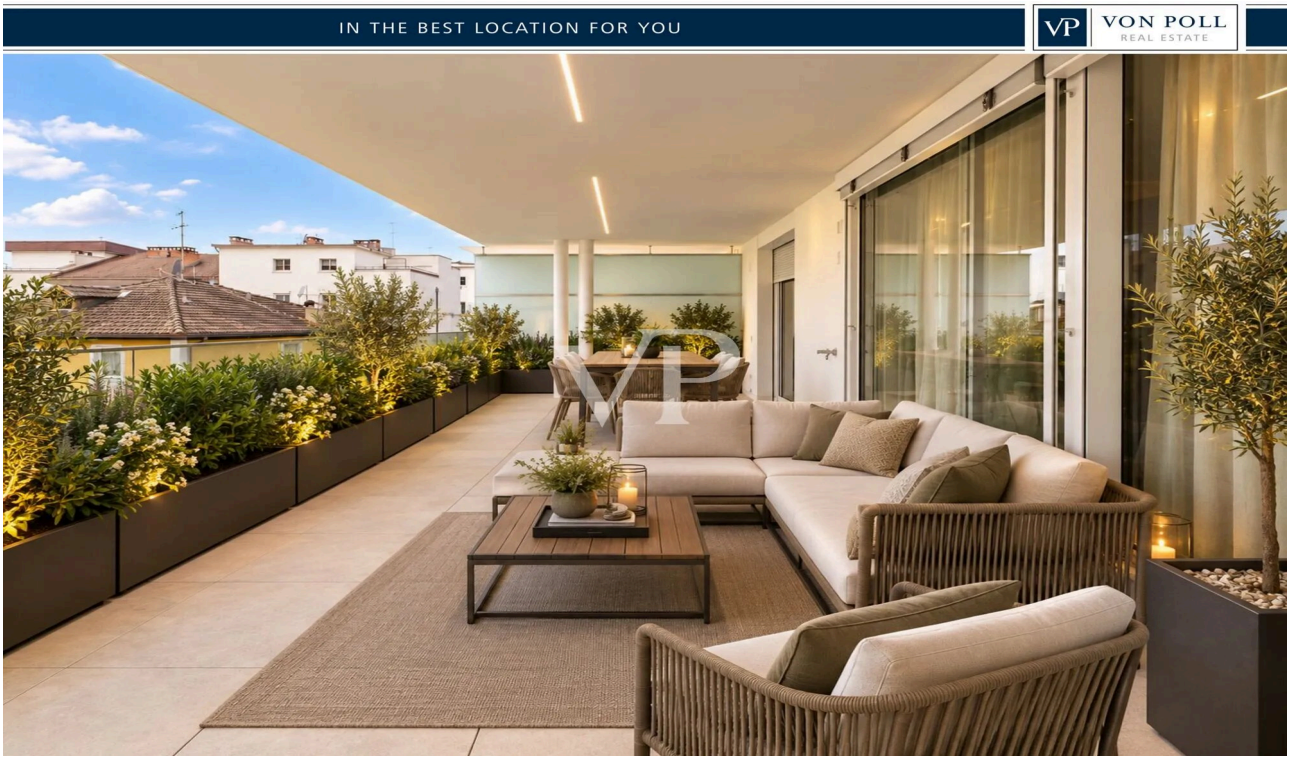
Bozen-Bolzano – Bolzano

Your very own peaceful retreat, with the city right at your fingertips

Property ID: IT264153339



PURCHASE PRICE: 1.090.000 EUR • ROOMS: 4

Property ID: IT264153339 - 39100 Bozen-Bolzano – Bolzano

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At a glance

Property ID	IT264153339
Floor	3
Rooms	4
Bedrooms	3
Year of construction	2024

Purchase Price	1.090.000 EUR
Type	Apartment
Condition of property	Modernised
Usable Space	ca. 122 m²
Equipment	Terrace

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Energy Data

Type of heating	Underfloor heating

Energy Certificate	Energy demand certificate
Energy efficiency class	A+

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The property





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The property





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The property

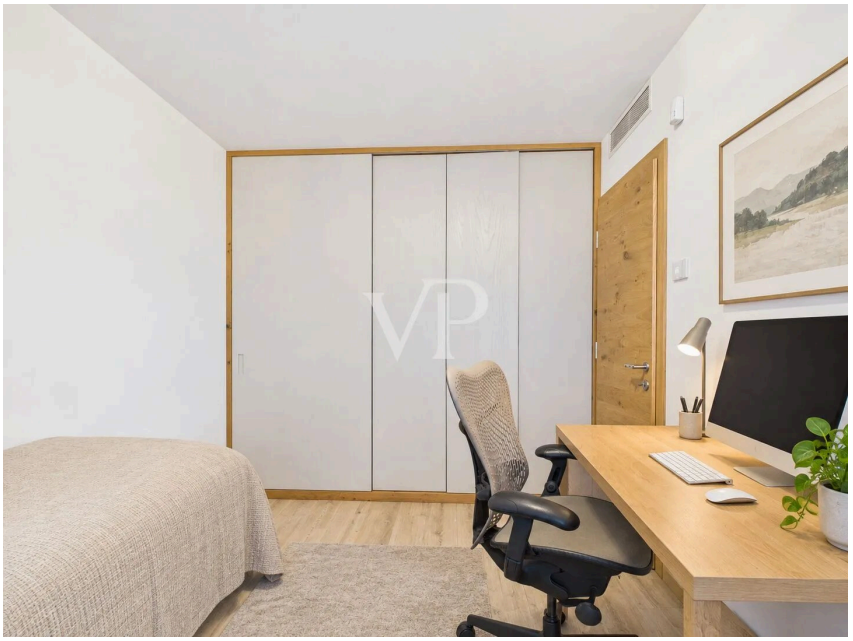




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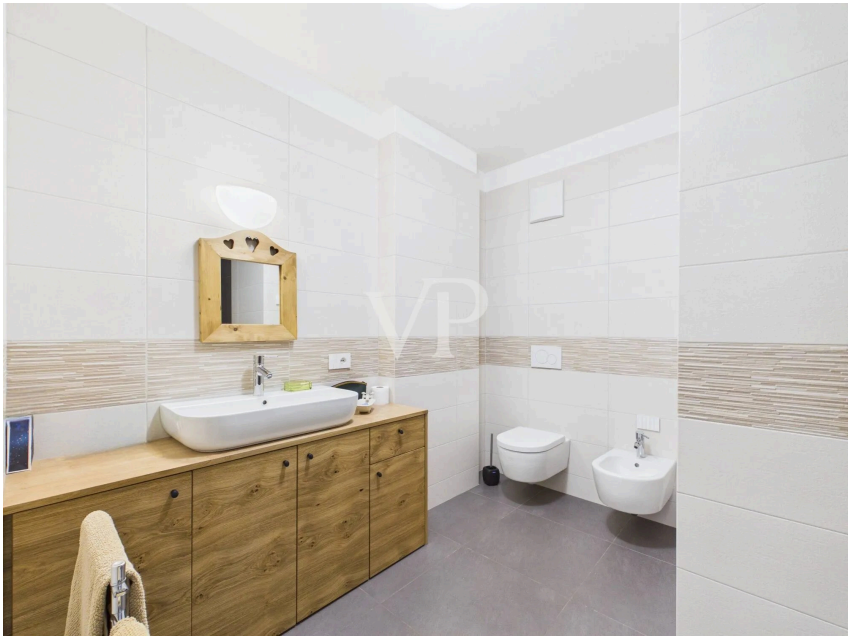
The property





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The property

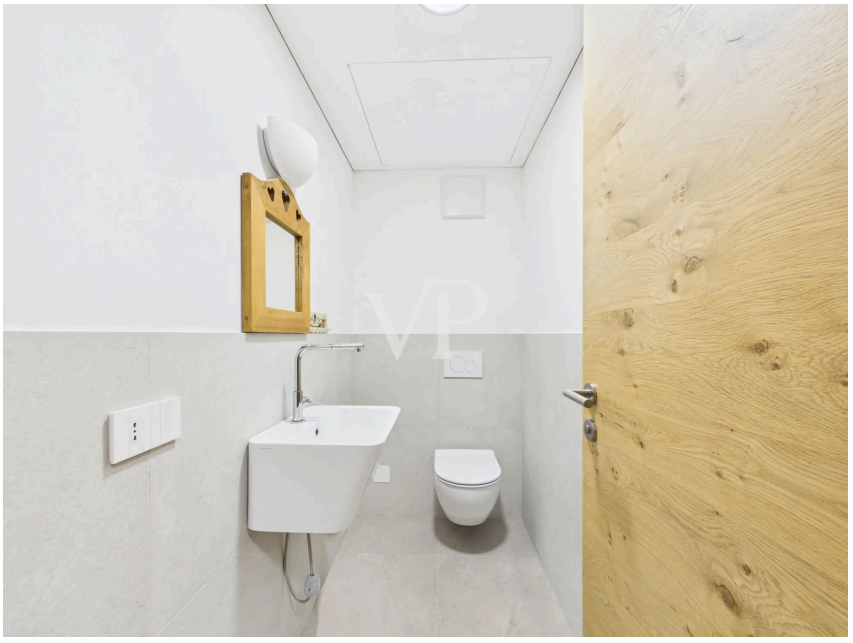




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The property





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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

There are homes that simply offer space. And then there are homes that offer a different way of living every day.
At Via Zara 11, in Bolzano, we're offering a stately 122 m² apartment located on the third floor with an elevator, where spacious rooms, a functional layout, and an extraordinary 32 m² loggia come together to create a home designed for those who love comfort and want something extra. Living spaces, both inside and out: the spacious and welcoming entryway leads into the living area, where the large living room becomes the heart of the home—an ideal space for sharing moments with family, entertaining friends, or simply enjoying the pleasure of being at home.
What makes it truly special is the direct access to the large, south-facing 32 m² loggia. An outdoor space to furnish according to your own style, perfect for breakfast in the sun, an al fresco lunch, or a relaxing evening—transforming every moment into an occasion to be savored.
The kitchen, separate from the living room, offers a practical and functional space dedicated to daily life—ideal for those who prefer to keep living areas distinct without sacrificing convenience.
A sleeping area designed for privacy. The sleeping area is organized to ensure comfort and privacy for the whole family.
The first master bedroom features a spacious en suite bathroom, creating a private and comfortable setting. A hallway leads to the second master bedroom, a third spacious bedroom, a second bathroom with a window and a shower, and an additional guest restroom.
This layout meets the needs of a family, those who want a dedicated home office, or those who prefer versatile spaces that can be adapted to their specific needs.
The apartment is in like-new condition; the building is classified as Casa Clima A Nature and is partially furnished, offering a tasteful foundation on which to build a personal style.
The property includes a basement storage room, useful for optimizing home storage. For those seeking added convenience, a garage in the basement is also available, offered separately for €80,000.
Living on Via Zara means choosing a practical urban location, with everyday amenities easily accessible and the center of Bolzano right at your fingertips.
Shops, schools, businesses, and public transportation make this property ideal for those who want to organize their day with ease, minimizing travel and enjoying everything the city has to offer.
A location that combines practicality and quality of life, with the added bonus of a spacious home and a south-facing loggia, perfect for enjoying year-round.

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All about the location

Via Zara, in the Gries-San Quirino neighborhood of Bolzano, offers a residential setting appreciated by those who wish to live in a well-connected area without sacrificing proximity to the historic center and the city's green spaces.
Just a short walk away lies the picturesque Talvera Park, a green oasis ideal for relaxing walks, sports, and enjoyable moments outdoors. The presence of shops, schools, pharmacies, restaurants, and everyday amenities makes the area particularly convenient and practical, perfect for the needs of families, couples, and professionals.
Good accessibility and connections to other parts of the city further enhance the value of this location, making it easy to organize daily life and conveniently reach the city's main destinations.
Set within this context is this three-bedroom apartment on the third floor, featuring a beautiful loggia—an outdoor space to enjoy at any time of day: for breakfast al fresco, a family lunch, or a peaceful break after work.
A home in a location that combines amenities, green spaces, and quality of life, with the added bonus of an outdoor space designed to be enjoyed to the fullest.

Property ID: IT264153339 - 39100 Bozen-Bolzano – Bolzano

Contact partner

For further information, please contact your contact person:

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