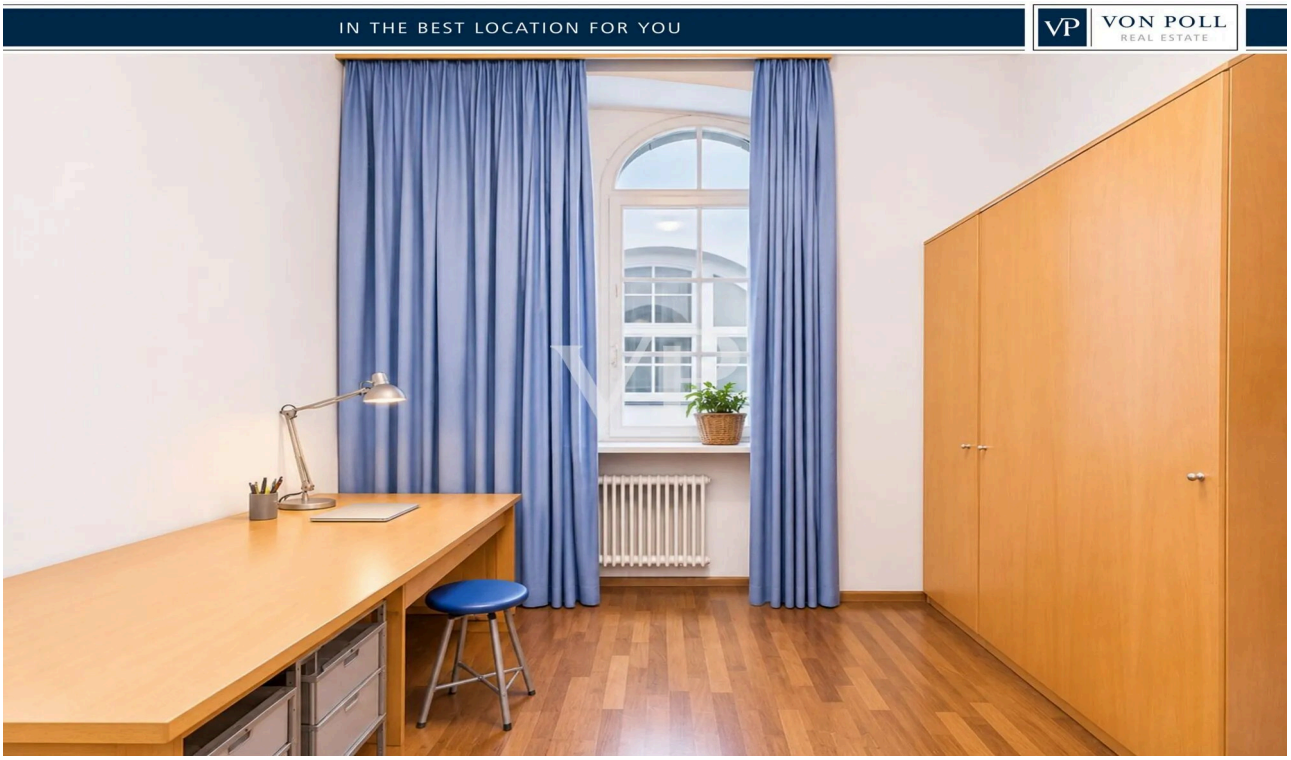
Bolzano

Spacious apartment in the city center with the possibility of rezoning it for office use

Property ID: IT264153417



PURCHASE PRICE: 650.000 EUR • LIVING SPACE: ca. 134 m^2 • ROOMS: 4

Property ID: IT264153417 - 39100 Bolzano

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Property ID: IT264153417 - 39100 Bolzano

At a glance

Property ID	IT264153417
Living Space	ca. 134 m²
Floor	2
Rooms	4
Bedrooms	3
Bathrooms	2

Purchase Price	650.000 EUR
Office/Professional practice	Office building
Total Space	ca. 134 m²
Condition of property	Well-maintained

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Energy Data

Energy Source	Gas
Energy certificate valid until	20.09.2031
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	200 kWh/m²a
Energy efficiency class	G

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The property

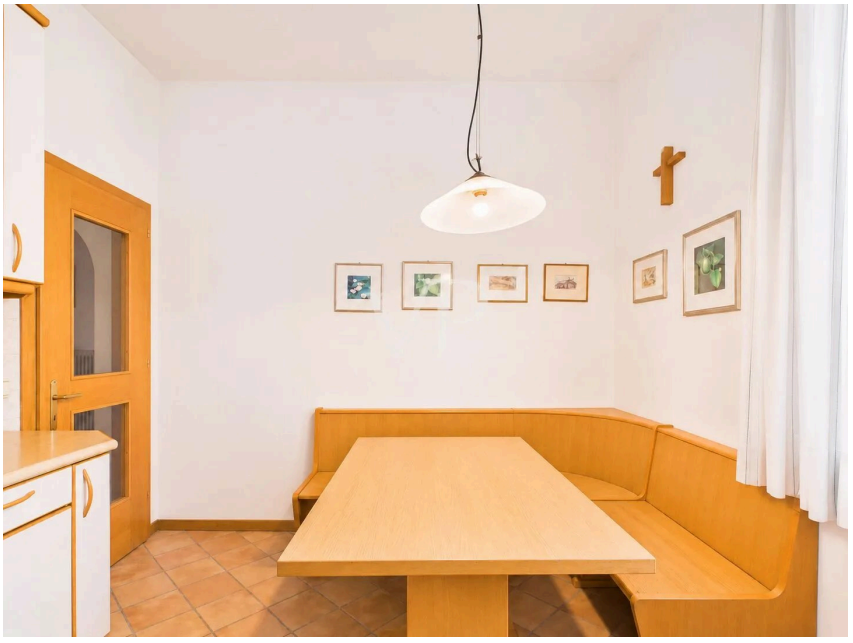




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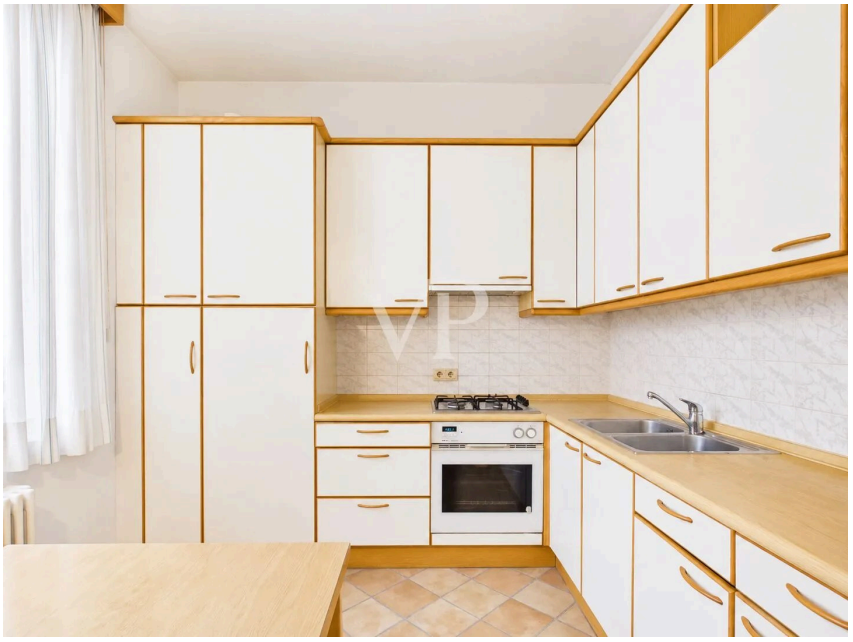
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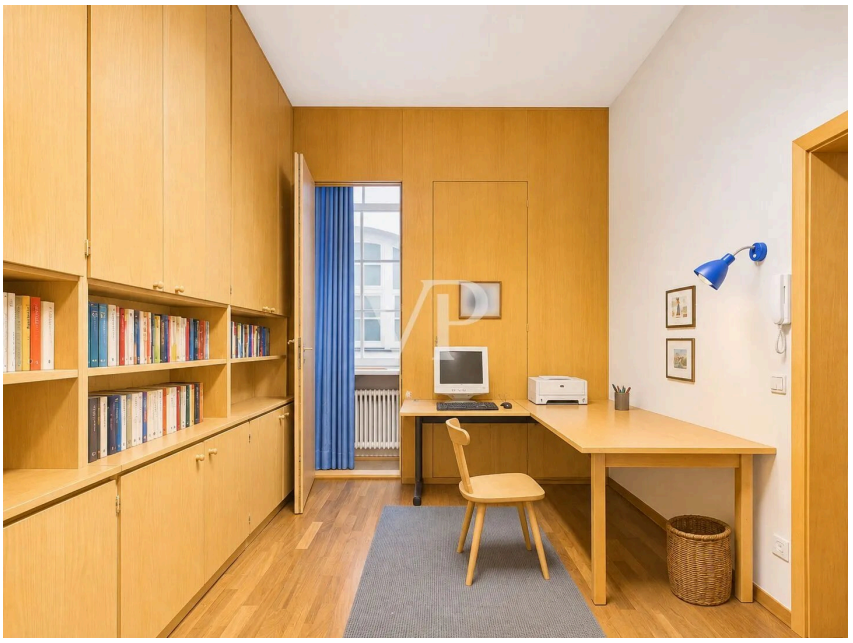
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The property





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The property

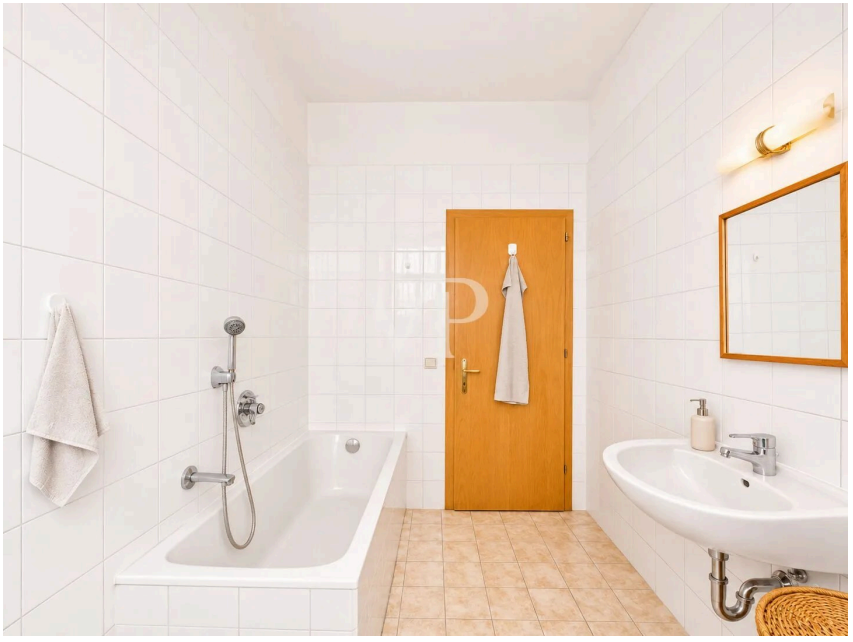




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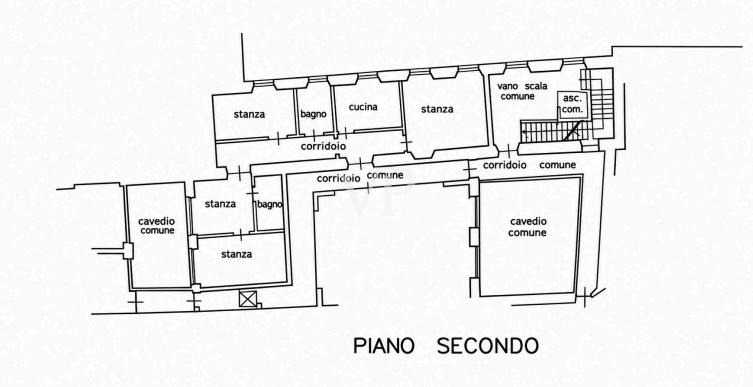
The property





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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

In the heart of Bolzano's historic center, in an exclusive and highly prestigious location, we are offering for sale an elegant apartment on the second floor of a refined, stately building dating back to 1900, equipped with an elevator.

The property stands out for its timeless charm, generous rooms, and large windows, which provide excellent natural light and create a refined atmosphere full of character.

The entryway leads to a harmonious and functional floor plan. The property includes a large, bright living room, a spacious eat-in kitchen, three generously sized bedrooms, and two bathrooms, one of which has a window.

A particular strength of the property is the possibility of rezoning it for office use. Thanks to the functional layout of the rooms, the spacious and bright areas, and the central location, the property lends itself particularly well to being transformed into a professional practice, a group practice, or a prestigious representative office.

The versatility of the spaces offers interesting possibilities for customization, whether for residential use or for a potential professional use.

The property is complemented by a practical basement, which provides additional usable space.

The ultra-central location, the elegance of the historic building, and the spacious rooms make this property a particularly attractive option for those seeking a prestigious home in the heart of Bolzano.

An exciting real estate opportunity, ideal both as an exclusive residence and as a potential professional office in one of the city's most sought-after neighborhoods.

Property ID: IT264153417 - 39100 Bolzano

All about the location

The property is located in one of the most sought-after and distinctive areas of Bolzano's historic center, on the renowned Via Dr. Josef Streiter. This prime location combines historic charm with a high quality of urban life, offering a particularly prestigious setting characterized by history, culture, and the lively atmosphere of South Tyrol's capital.

Via Dr. Josef Streiter runs parallel to the famous Via dei Portici and is one of the most picturesque corners of the city center, thanks to its historic buildings, characteristic arches, and the many establishments that bring it to life. Its proximity to Piazza delle Erbe, Piazza Walther, and the main shopping streets makes this location particularly appealing. In the immediate vicinity, you'll find traditional shops, exclusive boutiques, cozy cafés, renowned restaurants, and numerous cultural attractions.

One of the main advantages of this location is the convenience of having all essential services right at your fingertips. Grocery stores, public transportation, schools, pharmacies, and numerous commercial and professional establishments are all within easy walking distance. The Bolzano train station is also just a short distance away, ensuring excellent regional and national connections.

Bolzano's historic center captivates visitors with its unique atmosphere, its harmonious blend of tradition and modernity, and its rich culinary and cultural offerings. The predominantly pedestrian-only and traffic-restricted streets also contribute to creating a pleasant and particularly livable urban environment.

The location on Via Dr. Josef Streiter thus offers a perfect blend of centrality, historic charm, and urban comfort. It is an especially attractive address for those who wish to fully experience the authenticity of Bolzano while enjoying all the advantages and conveniences that its charming historic center has to offer.

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Contact partner

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