3 room apartment - ca. 113,58 m^2 **Nova Levante**







On demand

retail price Rooms about 113,58 m² about 78,24 m² BZ02052-1.3 Commercial area

Living Area

Wohnungsnr.

Local resident sale	Yes
Floors	5
garden	16,88 m²
basement, cellar	8,74 m ²

energy class	A (<30 kWh)
garage (2)	inkl.
State	under construction
Realtor commission	3 % + VAT

Web

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The Residence "Noue" consists of two buildings, which, due to the offset location, guarantee a very good view and exposure of each individual apartment; these measures also allow the apartments to have the greatest possible privacy. The terrain of the building plot rises from south to north, so the buildings are on a slope. All apartments have spacious, light-facing, covered balconies or terraces and are south-facing.

The 3-room apartment is on the 1st floor and consists of a corridor, eat-in kitchen, living room, two bedrooms, bathroom, balcony and garden. The apartment is conventioned and can therefore not be used as a holiday apartment. Double garage or mandatory parking space - from €60,000.

The residential complex is located in the center of Welschnofen, yet away from the main road and is therefore quiet. Grocery stores, pharmacy and bank just a few steps away. The bus stop a few minutes walk. Bolzano can be reached by car in 20 minutes and the lift system to the Carezza Dolomites valley station in 5 minutes on foot.

The property will be realized according to the criteria of the climate house agency "A-Nature". Turnkey handover at the end of 2024 / beginning of 2025.



BOZEN-BOLZANO MERAN-MERANO BRUNECK-BRUNICO INNSBRUCK BUDAPEST PRAG-PRAGA MOSKAU-MOSCA PETERSBURG-S. PIETROBURGO

FOR SALE

Expose Web

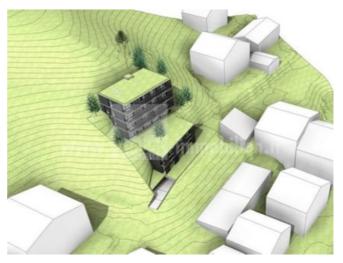
 $3 \text{ room apartment - ca. } 113,58 \text{ m}^2$

Nova Levante

+39 0473 270808 meran@seeber-immobilien.com















FOR SALE

Expose Web

 $3 \text{ room apartment - ca. } 113,58 \text{ m}^2$ **Nova Levante**

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BRUNECK-BRUNICO PETERSBURG-S. PIETROBURGO BOZEN-BOLZANO MERAN-MERANO INNSBRUCK **BUDAPEST** PRAG-PRAGA MOSKAU-MOSCA

FOR SALE

Expose Web

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Location



BOZEN-BOLZANO MERAN-MERANO BRUNECK-BRUNICO INNSBRUCK BUDAPEST PRAG-PRAGA MOSKAU-MOSCA PETERSBURG-S. PIETROBURGO