

FOR SALE

Expose

Web

3 room apartment - ca. 113,58 m²

Nova Levante

+39 0473 270808

meran@seeber-immobilien.com

Seeber Immobilien Sandplatz / Piazza della Rena 9/C Meran - Burggrafenamt



On demand

retail price

3

Rooms

about 113,58 m²

Commercial area

about 78,24 m²

Living Area

BZ02052-1.3

Wohnungsnr.

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

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

BOZEN-BOLZANO

MERAN-MERANO

BRUNECK-BRUNICO

INNSBRUCK

BUDAPEST

PRAG-PRAGA

MOSKAU-MOSCA

PETERSBURG-S. PIETROBURGO

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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.

AIP GmbH
RESIDENZ NOUE
WELSCHNOFEN
NOVA LEVANTE



1. OBERGESCHOSS – PRIMO PIANO
WOHNUNG – APPARTAMENTO

1.3

4-Zimmerwohnung – Quadrilocale

Handelsfläche/sup. commerciale	113,58 m ²
Nettfläche/sup. netta	78,24 m ²
Garten/giardino	16,63 m ²
Terrasse/terrazza	5,81 m ²
Balkon/balcone	21,26 m ²
Keller/cantina	8,92 m ²
Garage/garage	20,49 m ²
Abstellplatz/posto garage	14,03 m ²
Konventioniert/convenzionato	ja/sì



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Location

