



## Exclusive residential ensemble in the historic center of Bolzano - Italy



### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 844,911.43

### Ubicación

País:	Italia
Estado/Región/Provincia:	Trentino-Alto Adigio
Ciudad:	Bolzano
Código postal:	39100
Publicado:	12/01/2026

### Descripción:

Exclusive residential ensemble in the historic center of Bolzano - Italy

A valuable residential unit is for sale in a prime central location in the historic city center of Bolzano. The property is located in a well-kept building in the sought-after Weintraubengasse, not far from the main city services and with good public transport connections.

The unit for sale extends over the fourth floor and comprises two separate residential units with a total of 139 m<sup>2</sup> of living space as well as an associated cellar room in the basement.

### Layout:

Apartment 1 (approx. 53 m<sup>2</sup>): Living area, bedroom, bathroom

Apartment 2 (approx. 82 m<sup>2</sup>): Living area, two bedrooms, hallway, bathroom and two balconies with beautiful views

Entrance area: approx. 4 m<sup>2</sup>

Cellar room: approx. 11 m<sup>2</sup>

The building impresses with its solid construction with high-quality building materials, well-preserved façade and well-kept staircases. The apartments are in very good condition, some with modernized sanitary and electrical installations. The furnishings combine modern elements with classic charm - ideal for discerning city dwellers.



Special advantages and investment potential:

The location in the historic center guarantees a high level of living comfort with a short distance to culture, restaurants and shopping facilities, while at the same time offering a quiet and pleasant living space in the middle of the city.

Thanks to the special tax regime (GIS real estate tax), only half the usual taxes are payable - an attractive financial advantage.

The combination of two separate units opens up a wide range of possible uses: Occupy one apartment yourself and rent out the other, let parents or children move in, or use one unit as a living area and the other as an office - ideal for individual needs and family concepts.

The property is currently rented out and therefore offers interesting yield potential, with a stable income when fully let.

This exclusive offer in the heart of Bolzano combines value stability, attractive yield opportunities and a wide range of possible uses - ideal as an investment, for owner-occupation or as a starting point for a sophisticated renovation project.

9045 Real Estate is an independent boutique agency based in Germany with a network of partners - specializing in exclusive properties and tailor-made advice.

Bolzano (Italian: Bozen) is the capital of the autonomous province of Bolzano-Alto Adige in northern Italy. The city is picturesquely nestled in the Adige Valley, surrounded by the impressive Dolomites, a UNESCO World Heritage Site. Bolzano is the cultural, economic and political center of the region and combines German-speaking and Italian culture in a unique way.

#### Bolzano's history

Bolzano has a long history dating back to Roman times. Even in the Middle Ages, the city was an important trading center between northern and southern Europe. Today, the city's diverse history is reflected in its architecture and cultural life - from Gothic churches and medieval alleyways to modern buildings.

#### Culture and sights

The city offers numerous sights:

**Ötzi Museum:** world-renowned museum exhibiting the mummy of the Iceman who lived in the Ötztal Alps over 5,000 years ago.

**Waltherplatz:** The heart of the city with cafés, restaurants and historic buildings, named after the famous minstrel Walther von der Vogelweide.

**Bolzano Cathedral:** Magnificent Gothic cathedral with impressive frescoes and an ornate high altar.

**Museion:** Museum of modern and contemporary art with changing exhibitions.

#### Nature and surroundings

Bolzano is the starting point for numerous hikes and excursions in the Dolomites. The Ritten, a plateau above the city, offers breathtaking views, historic earth pyramids and many hiking and cycling trails.

Lake Kaltern and the numerous vineyards in the surrounding area are also ideal for leisure activities.



## Economy and quality of life

Bolzano's economy is strongly characterized by tourism, trade and crafts. Thanks to the combination of its Alpine surroundings and Mediterranean climate, Bolzano is one of the cities with the highest quality of life in Europe. The city is also known for its excellent gastronomy, especially the mixture of South Tyrolean and Italian cuisine.

## Languages and culture

Bolzano is officially bilingual (German and Italian), which makes the city a unique melting pot. The cultural diversity is reflected in festivals, markets, theater events and architecture.

## Conclusion

Bolzano harmoniously combines tradition and modernity, Alpine idyll and Mediterranean flair. The city is ideal for visitors who want to combine history, culture, nature and enjoyment.

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We would like to point out that, in the event of success, our activities will result in a brokerage and/or commission fee. Our general terms and conditions apply.

## Común

Pies cuadrados terminados: 139 m<sup>2</sup>  
Floor Number: 4

## Lease terms

Date Available:

## Información adicional

URL sitio web: [http://www.arkadia.com/HOHM-T228/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/HOHM-T228/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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