



## Secret Sale: Penthouse apartment in the heart of Bolzano - South Tyrol



### Informazioni sull'Agente

|                   |  |
|-------------------|--|
| Nome:             | ArKadia  |
| Nome della ditta: |  |
| Nazione:          | United Kingdom   |
| Telefono:         |  |
| Languages:        | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Dettagli dell'inserzione

|                |                  |
|----------------|------------------|
| Proprietà per: | Saldi            |
| Prezzo:        | USD 1,760,232.14 |

### Posizione

|                              |                     |
|------------------------------|---------------------|
| Nazione:                     | Italia              |
| Stato / Regione / Provincia: | Trentino-Alto Adige |
| Città:                       | Bolzano             |
| Cap:                         | 39100               |
| Pubblicato:                  | 06/11/2025          |

Descrizione:

Secret Sale: Penthouse apartment in the heart of Bolzano - South Tyrol

In the center of Bolzano, in one of the most sought-after residential areas of the South Tyrolean capital, you will find this elegant penthouse that combines urban life, peace and privacy in an extraordinary way. The location impresses with its ideal combination of centrality and tranquillity - stores, restaurants, cultural sites and the historic city center are just a few steps away, while the apartment itself is an oasis of serenity.

With a living space of approx. 171.50 m<sup>2</sup>, the penthouse offers generously proportioned rooms and a well-thought-out room concept. An elevator leads directly to the living level and underlines the exclusive character of this property.

The representative living and dining area impresses with its spaciousness, brightness and elegant atmosphere. Floor-to-ceiling window fronts create flowing transitions between indoor and outdoor spaces and lend the room an open, light-flooded ambience. The adjoining kitchen is functional and modern in design and blends harmoniously into the living concept.

The room program includes a daytime WC, a practical storage room and a smaller bedroom, which is currently used as an office - ideal for a home office or guests. A bathroom and a large master bedroom with ensuite bathroom offer maximum living comfort and privacy.

A special highlight is the sunny terrace of approx. 37.60 m<sup>2</sup>, which offers plenty of space for lounge furniture, plants and sociable hours outdoors - with a wonderful view over the rooftops of the city.



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The apartment also has a cellar room of approx. 24.50 m<sup>2</sup>, which offers additional storage space. A garage in the neighboring building can be purchased as an option.

This penthouse combines stylish living, spaciousness and urban quality of life in one of Bolzano's most attractive addresses - an exceptional home for discerning city dwellers.

Living space: approx. 171.50 m<sup>2</sup>

Terrace: approx. 37.60 m<sup>2</sup>

Cellar: approx. 24.50 m<sup>2</sup>

Commercial and retail space: approx. 196.43 m<sup>2</sup>

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



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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 activity will result in a brokerage commission and/or a commission for the provision of evidence. In the case of sale, the commission is 4.00% plus VAT of the notarized purchase price. Our general terms and conditions apply.

#### **Comune**

Finito piedi quadrati: 171.5 mq

#### **Lease terms**

Date Available:

#### **Informazioni aggiuntive**

URL del sito: [http://www.arkadia.com/HOHM-T212/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/HOHM-T212/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

#### **Contact information**

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