



## Mini luxury 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 457,660.36

### Posizione

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

Descrizione:

Mini luxury apartment in the heart of Bolzano - South Tyrol

Mini luxury apartment in the heart of Bolzano. The apartment is located on the 2nd floor in Gerbergasse and has been completely renovated using high-quality materials.

The small but fine mini-luxury apartment consists of: Entrance with checkroom, storage room, kitchen, bathroom and separate living/sleeping area. The apartment has no cellar and no parking space.

The apartment has a tourist license, is currently rented out and generates attractive returns - an ideal opportunity for investors who value solid returns and a sought-after location.

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

- + Apartment in the heart of Bolzano
- + 2ND FLOOR
- + completely renovated
- + highest quality natural materials
- + marble
- + finest oak wood floors



- + custom-made cupboards
- + all custom-made and master craftsmanship

The capital of South Tyrol awaits you on a visit with a varied program, from tradition to culture to modernity.

South Tyrol's capital is located roughly in the center of the region. The Bolzano basin was already inhabited thousands of years ago. Originally, the first settlement in this place was called "Bauzanum", probably after the first inhabitant of the place, who called himself "Bauzus". The town was then built in the 12th and 13th centuries, with the medieval town layout remaining unchanged until the 19th century. From then on, Bolzano became a popular tourist destination, with the Gries district in particular becoming world-famous as a climatic health resort.

The municipality of Bolzano includes 5 districts and the small mountain village of Kohlern. The historic old town with its arcades is of course particularly worth seeing. Bolzano is also known for its various attractions and cultural offerings. For example, you can admire Ötzi in the Archaeology Museum or visit numerous trade fairs on various topics at the Bolzano Exhibition Center. A total of seven museums and four castles and palaces await you in Bolzano. In the arcades, on the other hand, you can still experience the flair of the "small big" city. Incidentally, in 2021 it was the first city in Italy to be awarded "Climate Community Gold", the highest award for municipal climate protection recognized throughout Europe.

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

All information is subject to change, non-binding, without guarantee and based on information provided to us by our client. We assume no liability for completeness, correctness and up-to-dateness. We reserve the right to intermediate mediation.

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: 44 mq

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/HOHM-T215/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/HOHM-T215/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 11505



IMLIX

**Mercato Immobiliare IMLIX**

<https://www.imlix.com/it/>

---

