

Residential complex in Nova Ponente - Deutschnofen

Code 30



Welcome to the "Mountain Residence Pichler"

Located in a sunny position with a breathtaking view of the Latemar Massif, the exclusive "Mountain Residence Pichler" is situated in Eggen, Deutschnofen, Italy. This modern residential complex combines the highest living comfort with sustainable construction, ideal for those who want to enjoy life in the mountains.

Building and Amenities

The residential complex spans several floors: basement, ground floor, first floor, second floor, third floor, and attic. On the ground floor, a large wellness area with a whirlpool, sauna, outdoor area, and sanitary facilities is planned. There are a total of five units for sale, including two 2-room apartments and three 3-room apartments. All units come with a basement, providing additional storage space.

Comfort and Sustainability

With the Climate House Certification A, you benefit from an energy-efficient and environmentally friendly living concept. The central underfloor heating, powered by wood pellets, ensures a pleasant warmth in each unit. The individual

calorimeter allows precise billing of heating costs per unit.

Modern Amenities

Each apartment is equipped with high-quality country-style wooden floors, while the bathrooms feature elegant ceramic tiles. Electric shutters on the windows offer additional comfort and security. Additionally, the entire complex is connected to a high-speed fiber optic network, ensuring excellent internet connectivity.

Garage Boxes

Five garage boxes are available for the secure storage of your vehicles.

Discover the advantages of the "Mountain Residence Pichler" and enjoy a special living experience in one of the most beautiful regions of Italy. Schedule a viewing today and see for yourself this unique offer.

Location and context:

Eggen, a charming fraction of the Deutschnofen municipality, is situated in an enviable position with a direct view of the impressive Latemar massif. This natural backdrop not only offers breathtaking views but also immediate access to numerous outdoor activities. Just 4.6 km away is the "Ski Center Latemar" in Obereggen, a popular ski resort that can be reached in just 7 minutes. Known for its well-maintained slopes and modern facilities, it is a perfect destination for winter sports enthusiasts.

Additionally, Eggen boasts excellent transport connections. The "Bozen Nord" motorway exit is only 15.8 km away and can be reached in less than 18 minutes. This proximity to the motorway enables quick and easy trips to further destinations and makes commuting to and from the city and surrounding areas extremely convenient.

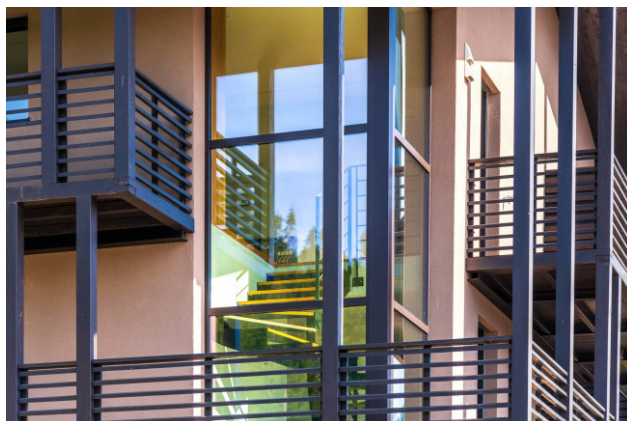
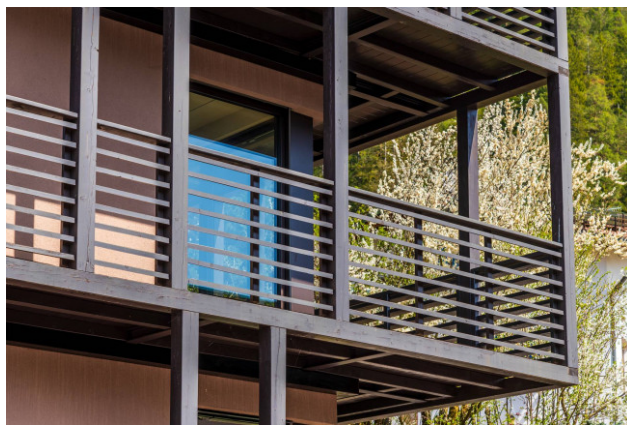
The regional capital, Bozen, a center of culture and commerce in South Tyrol, is just 20.5 km away and can be reached in about 25 minutes by car. Bozen offers a variety of shopping options, dining, cultural events, and business opportunities, making Eggen not just a peaceful retreat but also a strategically favorable location. This combination of natural beauty, recreational opportunities, and excellent connectivity makes Eggen an ideal location for the newly constructed residential complex.

Characteristics

Code: 30	Province: Bolzano
Municipality: Nova Ponente - Deutschnofen	Scheduled delivery: 01/07/2024
Address: Dorf	TV Aerial : Common
TV SAT (Multivalued) : Common	ADSL Coverage
Cellar	Fastweb Coverage
Electric System (Multivalued) : According to Law	

Nearby

Football Field	Playgrounds
Public Transport	Nursery School
Elementary School	Bar



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