IGOR DAPUNT REAL ESTATE
Via Leonardo da Vinci Str. 16 - 39100 Bolzano - Bozen (BZ)
+39 0471 324928

Residential complex in Appiano sulla strada del vino - Eppan an der Weinstrasse

Code 37



Welcome to an exceptional residential complex located in one of the most sought-after areas of South Tyrol the picturesque village of Appiano along the Wine Road. This modern and sustainable structure combines contemporary living comfort with the highest standards of energy efficiency and quality.

The balance between traditional craftsmanship and modern architecture defines this exclusive residential complex. High-quality materials blend with innovative environmental standards, making this structure a true climate house in perfect harmony with nature.

Architecture and Features:

The complex is spread over three floors and offers numerous amenities to ensure residents enjoy the highest quality of life. Each unit features spacious balconies or terraces with breathtaking views of the surrounding nature and majestic mountains. The building is constructed according to the strict standards of CasaClima A Nature, setting new benchmarks in terms of energy efficiency and sustainability.

Distribution of the 11 housing units:

Ground floor: 1 four-room apartment with direct access to a private garden.
1st floor: 2 three-room apartments with a balcony or terrace; 1 two-room apartment with a balcony; 1 three-room apartment with a balcony.
2nd floor: 1 four-room apartment with a terrace; 2 two-room apartments with a balcony; 1 four-room apartment with a balcony or terrace.
Attic: 1 four-room apartment with a terrace; 1 three-room apartment with a terrace.
Apartment Features:

Underfloor heating for maximum comfort.
High-quality triple-glazed windows for excellent thermal and acoustic insulation.
Exclusive floor and wall coverings.
Electric shutters for added comfort.
Sustainability and Comfort:

The complex uses cutting-edge technologies, including an air-source heat pump and a photovoltaic system on the roof, to ensure eco-friendly energy. Each apartment features a central ventilation system that ensures a healthy indoor climate. The combination of modern comfort and sustainability makes this complex a leader in the region.

Location and Surroundings:

The complex is located in Appiano, nestled in the beautiful wine region of South Tyrol. Surrounded by lush vineyards and rolling hills, the natural environment offers an oasis of peace and well-being, perfect for those seeking to live in harmony with nature. Appiano is renowned for combining rural charm with modern conveniences, making it an excellent choice for those seeking a high quality of life in a serene setting.

The area offers numerous opportunities for outdoor activities, such as hiking and cycling trails, allowing you to immerse yourself in the beauty of the surrounding landscape. The proximity to Bolzano, just a few minutes' drive away, ensures quick access to all the city's services and cultural attractions, while maintaining the peace and tranquility of the countryside.

Appiano is also known for its excellent gastronomy, with a wide selection of top-level restaurants and local taverns offering typical South Tyrolean culinary specialties. This residence is the ideal choice for those who want to live in the heart of South Tyrol, with a perfect balance between modernity, nature, and tradition.

Characteristics

Code: 37	Province: Bolzano
Municipality: Appiano sulla strada del vino - Eppan an der Weinstrasse	Scheduled delivery: 01/08/2025
Address: Via Rittstein	TV Aerial : Common
TV SAT (Multivalued) : Common	ADSL Coverage
Cellar	Fastweb Coverage
Electric System (Multivalued) : According to Law	

Nearby

Gyms	Health Centre
Football Field	Sport Complexes
Tennis Field	Cycle Paths
Playgrounds	Public Transport
Nursery School	Elementary School
Middle School	Bar

Post Offices	Municipality Offices













IGOR DAPUNT REAL ESTATE
Via Leonardo da Vinci Str. 16 - Bolzano - Bozen (BZ) - +39 0471 324928
info@igordapunt.com - https://www.igordapunt.com/en
VAT no 02810980215