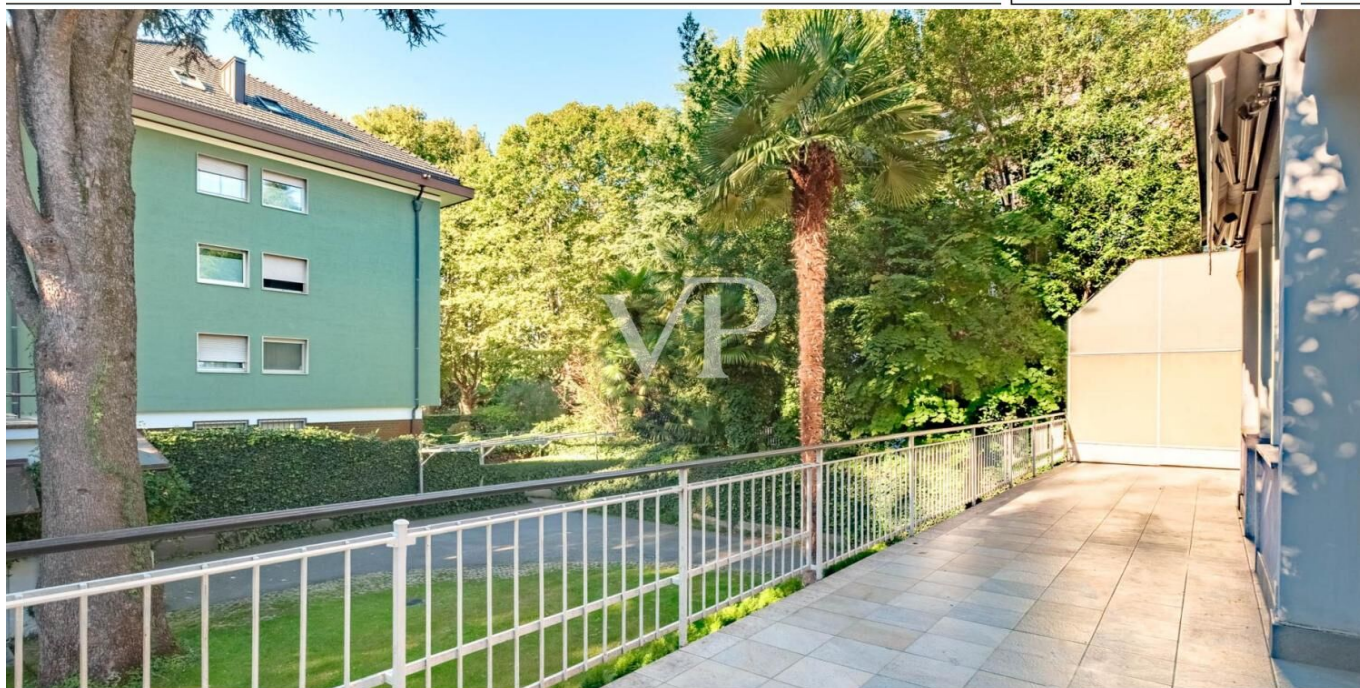


Merano

## Elegant and spacious five-room apartment with terrace

Property ID: IT254152520



[www.von-poll.it](http://www.von-poll.it)

PURCHASE PRICE: 670.000 EUR • LIVING SPACE: ca. 134 m<sup>2</sup> • ROOMS: 5

Property ID: IT254152520 - 39012 Merano

- At a glance
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Property ID: IT254152520 - 39012 Merano

## At a glance

|                      |                                             |
|----------------------|---------------------------------------------|
| Property ID          | IT254152520                                 |
| Living Space         | ca. 134 m²                                  |
| Floor                | 1                                           |
| Rooms                | 5                                           |
| Bedrooms             | 4                                           |
| Bathrooms            | 2                                           |
| Year of construction | 1900                                        |
| Type of parking      | 1 x Outdoor parking space, 20000 EUR (Sale) |

|                |                       |
|----------------|-----------------------|
| Purchase Price | 670.000 EUR           |
| Commission     | Subject to commission |
| Total Space    | ca. 179 m²            |
| Equipment      | Terrace               |

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## Energy Data

|                                |            |                         |                           |
|--------------------------------|------------|-------------------------|---------------------------|
| Energy Source                  | Remote     | Energy Certificate      | Energy demand certificate |
| Energy certificate valid until | 20.03.2035 | Final Energy Demand     | 200.00 kWh/m²a            |
|                                |            | Energy efficiency class | G                         |



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## The property





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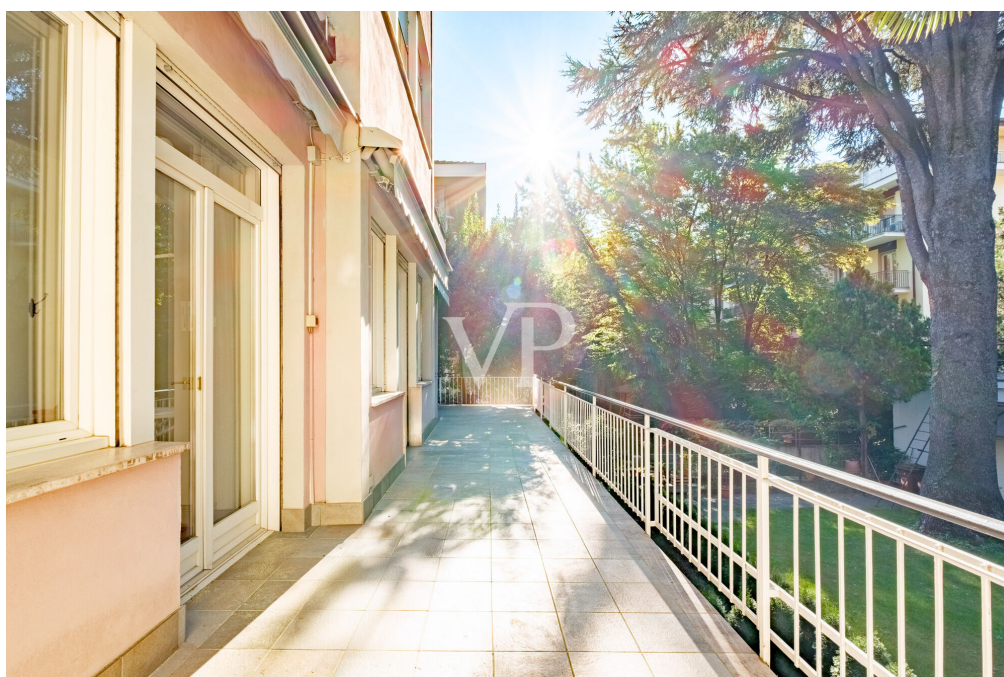
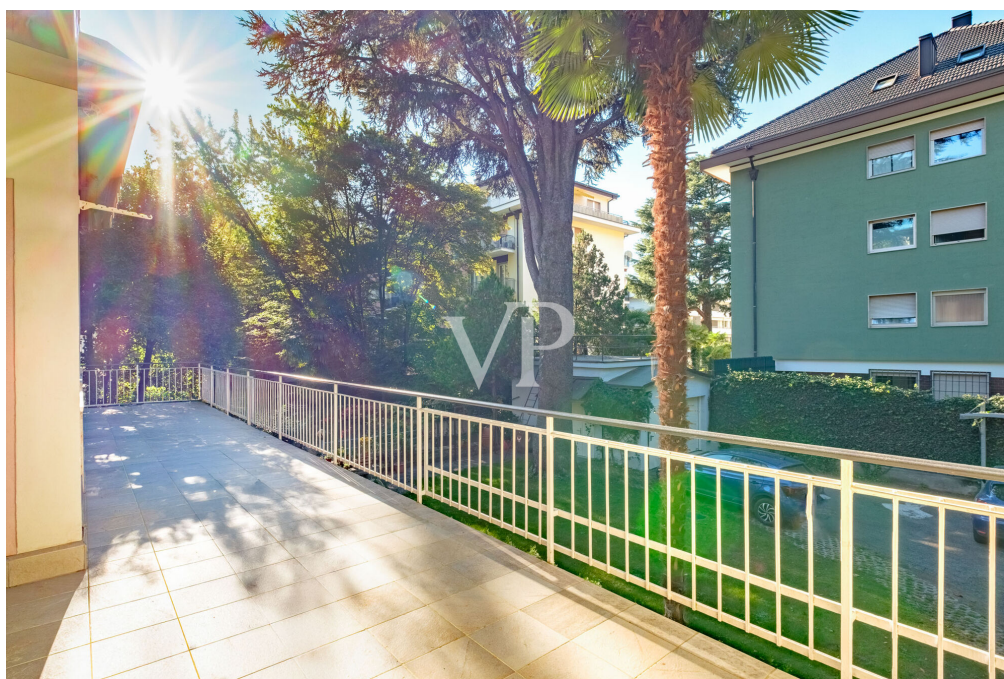
## The property





Property ID: IT254152520 - 39012 Merano

## The property





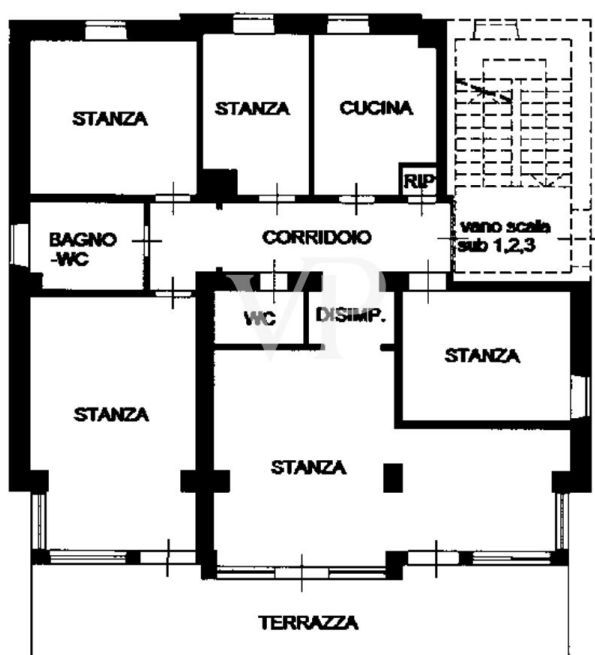
Property ID: IT254152520 - 39012 Merano

## The property

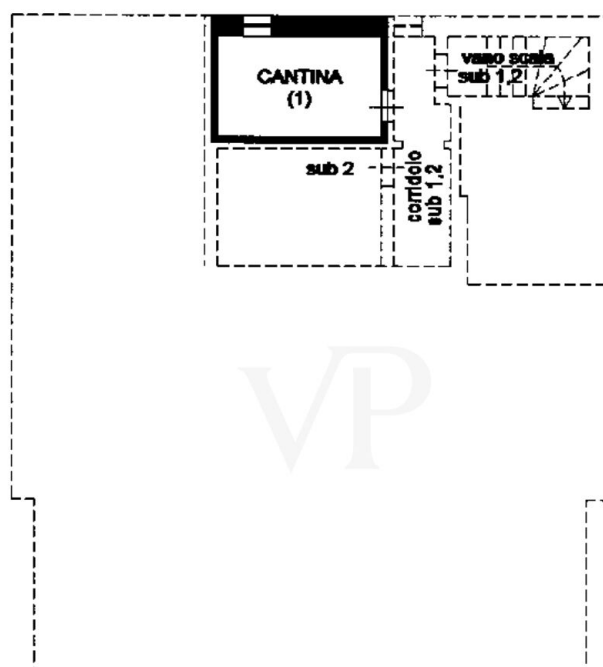


Property ID: IT254152520 - 39012 Merano

## Floor plans







**PIANO 2° INTERRATO  
(INTERRATO)**

**H = 3,40 m**

This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: IT254152520 - 39012 Merano

## A first impression

This elegant and spacious penthouse apartment is located in a very elegant and posh residential setting. The interior layout includes a comfortable entrance hall, a double living room with living and dining area with access to the 30-square-meter terrace approx., an eat-in kitchen, three double bedrooms, a single bedroom, a master windowed bathroom, a half bath, and a storage room. The unit has central heating (district heating). The building benefits from a well-kept condominium garden. Ideal solution for those seeking spaciousness, comfort and privacy, in an elegant and quiet environment. This exclusive property is completed by an EXTRA uncovered parking space (20,000 Euros) and two cellars.

Possibility to divide the property unit into several apartments.

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## All about the location

The property is located on Ortwein Street in Merano (BZ). The central location of this property allows access to all kinds of services: supermarkets, pharmacies, restaurants, etc.. Bus stops are located in the immediate vicinity. In addition, the property is within walking distance of the thermal baths and the historic center.



Property ID: IT254152520 - 39012 Merano

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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E-Mail: [bozen@von-poll.com](mailto:bozen@von-poll.com)

*To the Disclaimer of von Poll Immobilien GmbH*

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