

Merano / Meran - Merano

# Elegant and modern four-bedroom apartment with panoramic terrace

Property ID: IT254152581



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**PURCHASE PRICE: 870.000 EUR • LIVING SPACE: ca. 132 m<sup>2</sup> • ROOMS: 4**

**Property ID: IT254152581 - 39012 Merano / Meran - Merano**

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## At a glance

<b>Property ID</b>	<b>IT254152581</b>	<b>Purchase Price</b>	<b>870.000 EUR</b>
<b>Living Space</b>	<b>ca. 132 m<sup>2</sup></b>	<b>Commission</b>	<b>Subject to commission</b>
<b>Floor</b>	<b>5</b>	<b>Total Space</b>	<b>ca. 170 m<sup>2</sup></b>
<b>Rooms</b>	<b>4</b>	<b>Equipment</b>	<b>Terrace, Balcony</b>
<b>Bedrooms</b>	<b>3</b>		
<b>Bathrooms</b>	<b>2</b>		
<b>Year of construction</b>	<b>1970</b>		

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## Energy Data

Type of heating	District heating	Energy Certificate	Energy demand certificate
Energy Source	Remote	Final Energy Demand	64.50 kWh/m <sup>2</sup> a
Energy certificate valid until	06.05.2035	Energy efficiency class	D
		Year of construction according to energy certificate	1970

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## Floor plans



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.

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## **A first impression**

**In an elegant context, we offer for sale this wonderful apartment of large size. The property is located on the fifth floor with elevator and is exposed on three sides. The interior layout includes: a comfortable entrance hall, a generous living room with dining room and with access to the terrace of 40 sq. m. approx. with panoramic view facing south, a large eat-in kitchen also with access to the terrace, three bedrooms including two with balcony and with panoramic view, two large windowed bathrooms including one equipped with bathtub and shower. The unit has central heating with radiators. The building benefits from a well-kept condominium garden and is located in a prestigious residential area, well served. Ideal solution for those looking for spaciousness, comfort and privacy, in an elegant and quiet environment. This exclusive property is complemented by two EXTRA garages (Euro 30,000 each) and a 30 sq. m. cellar.**

**South/east/north exposure**

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## **Details of amenities**

**Parquet flooring**

**Air conditioning**

**Central heating with radiators**

**Sun blinds**

**Alarm system**

**Elevator**

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## **All about the location**

**The property is located on Enrico Toti 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 just a few minutes from the thermal baths and the historic center.**

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## Contact partner

**For further information, please contact your contact person:**

**Christian Weissensteiner**

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**Drususallee 265/Viale Druso 265, 39100 Bozen/Bolzano (BZ)**

**Tel.: +39 0471 20 90 20**

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

*To the Disclaimer of von Poll Immobilien GmbH*

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