

**Merano**

# Elegant and spacious five-room apartment with terrace

**Property ID: IT264152943**



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**PURCHASE PRICE: 630.000 EUR • LIVING SPACE: ca. 134 m<sup>2</sup> • ROOMS: 5**

**Property ID: IT264152943 - 39012 Merano**

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## At a glance

Property ID	IT264152943	Purchase Price	630.000 EUR
Living Space	ca. 134 m <sup>2</sup>	Commission	Subject to commission
Floor	1	Total Space	ca. 179 m <sup>2</sup>
Rooms	5	Equipment	Terrace
Bedrooms	4		
Bathrooms	2		
Year of construction	1900		
Type of parking	1 x Outdoor parking space, 15000 EUR (Sale)		

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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/m <sup>2</sup> a
		Energy efficiency class	G

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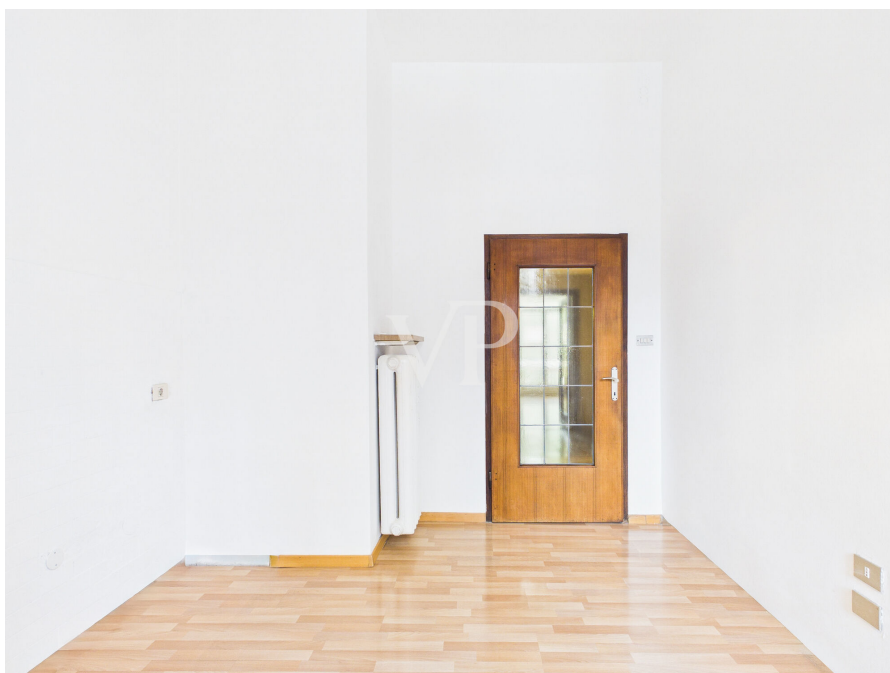
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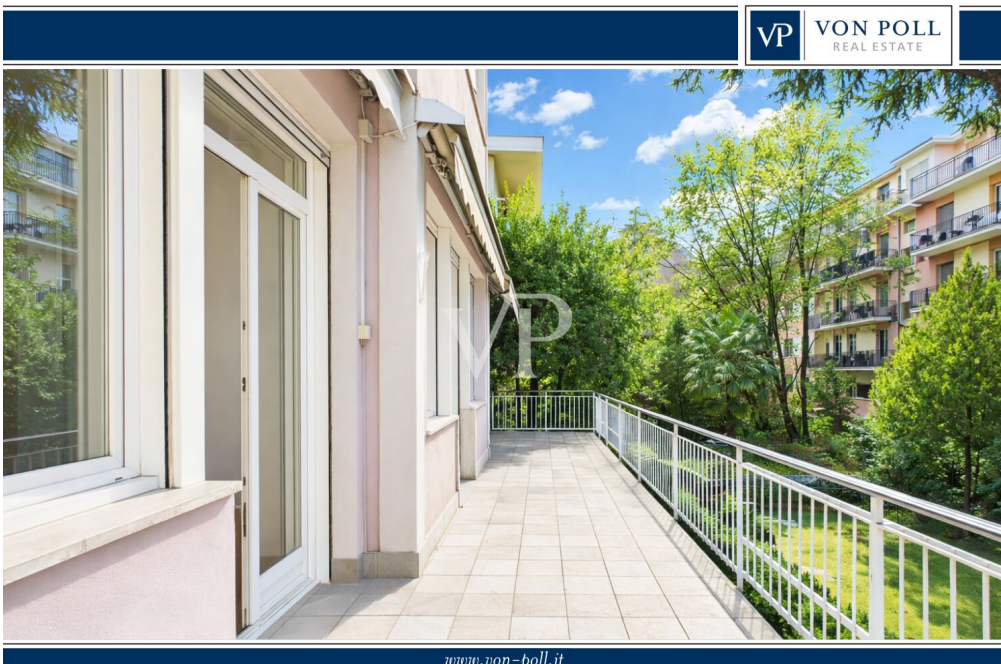
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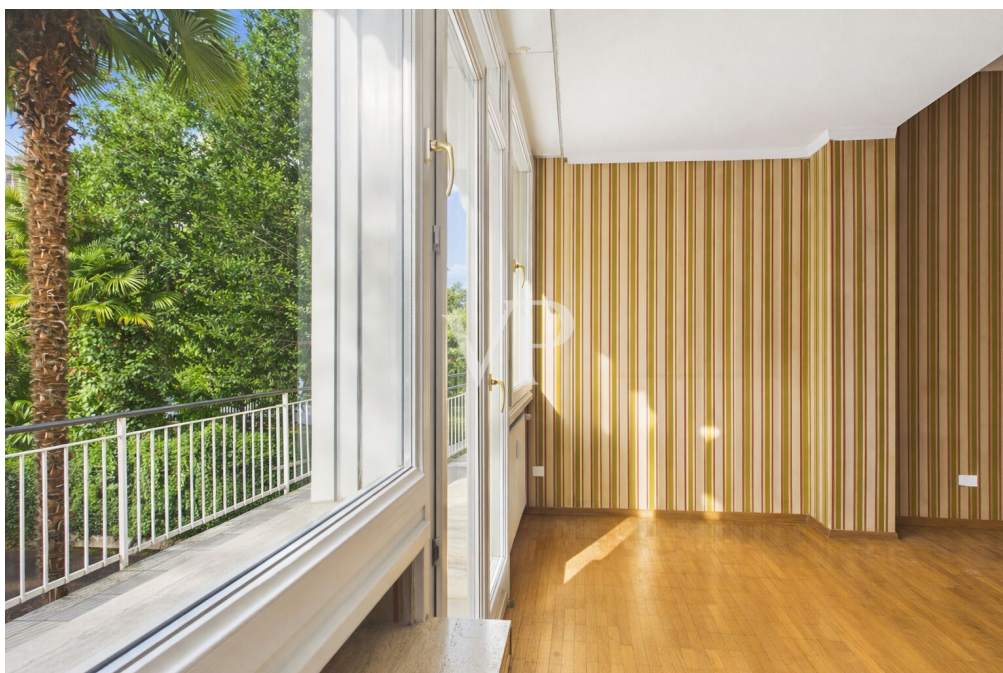
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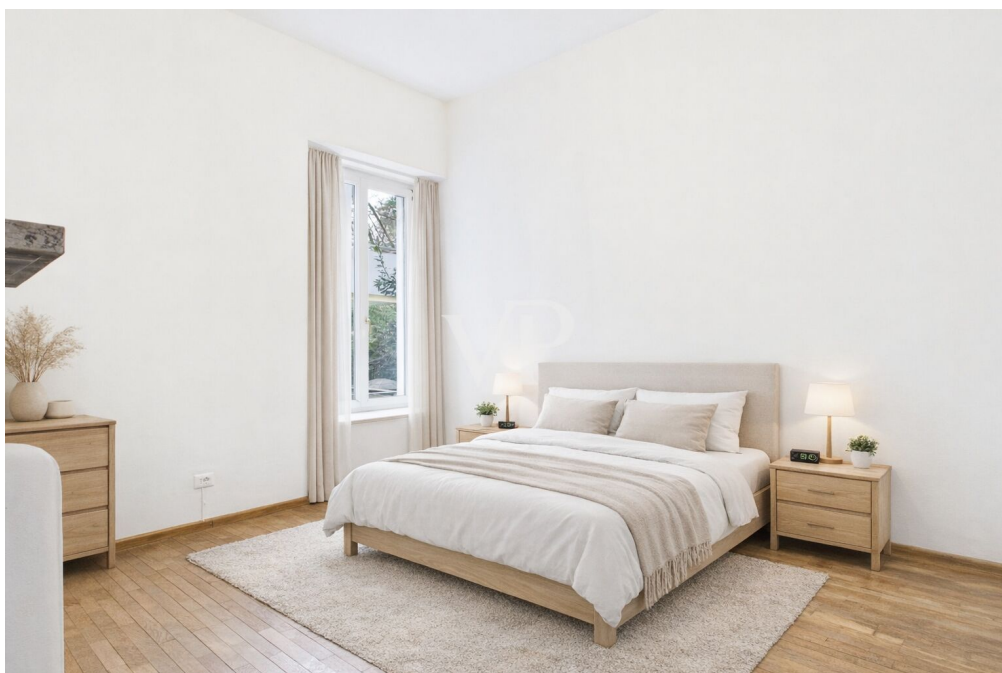
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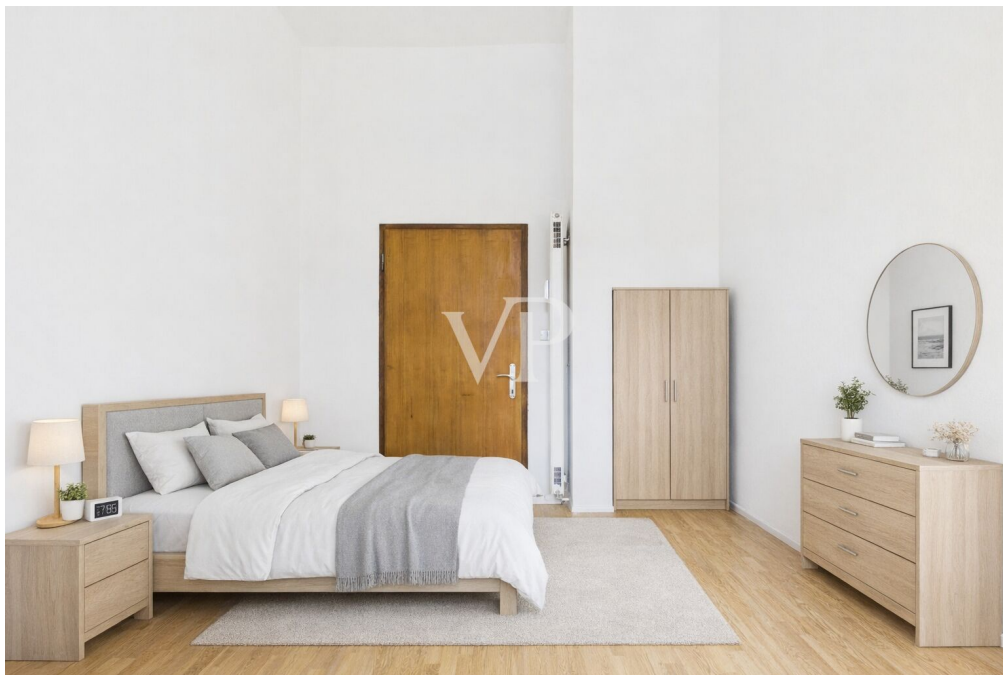
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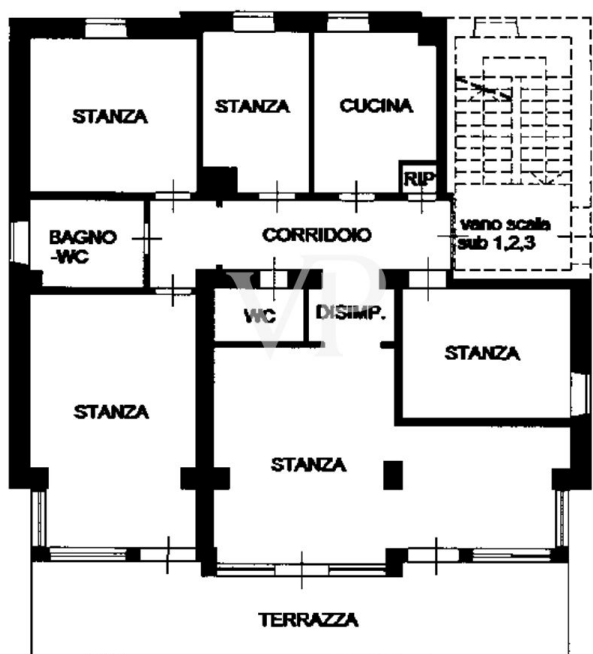
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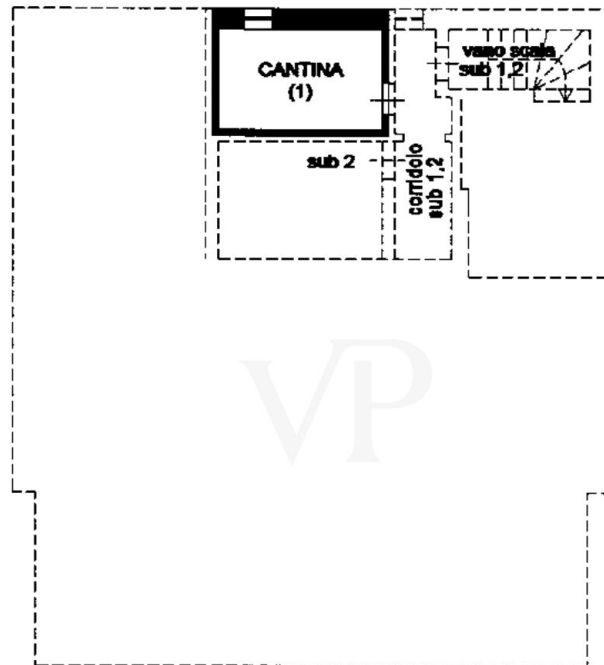
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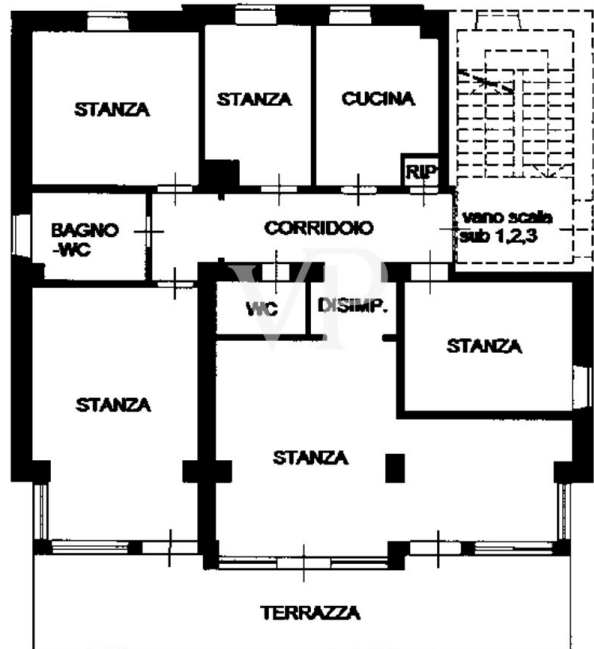
## Floor plans

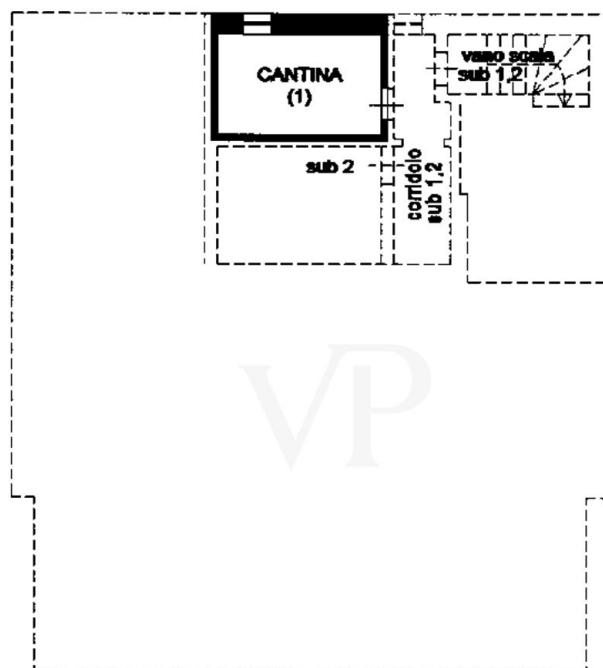




**PIANO 2° INTERRATO  
(INTERRATO)**

H = 3,40 m





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(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.

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## 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 (15,000 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.

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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*To the Disclaimer of von Poll Immobilien GmbH*

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