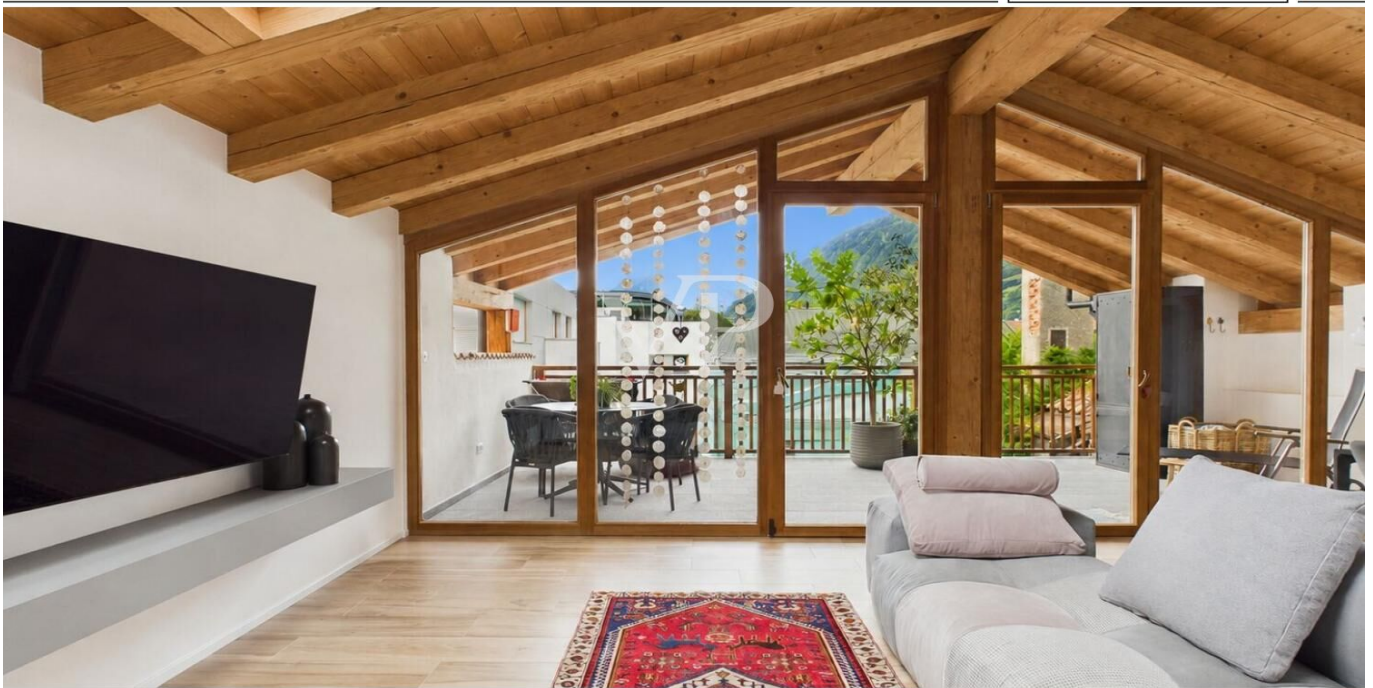


Merano

Exclusive penthouse with panoramic terrace in Merano's living room

Property ID: IT264153101



www.von-poll.it

PURCHASE PRICE: 0 EUR • LIVING SPACE: ca. 135 m² • ROOMS: 4

Property ID: IT264153101 - 39012 Merano

- **At a glance**
- **The property**
- **Energy Data**
- **Floor plans**
- **A first impression**
- **Details of amenities**
- **All about the location**
- **Contact partner**

Property ID: IT264153101 - 39012 Merano

At a glance

Property ID	IT264153101	Purchase Price	On request
Living Space	ca. 135 m²	Type	Penthouse
Floor	4	Commission	subject to commission
Rooms	4	Total Space	ca. 187 m²
Bedrooms	2	Usable Space	ca. 168 m²
Bathrooms	2	Equipment	Terrace
Year of construction	2022		

Property ID: IT264153101 - 39012 Merano

Energy Data

Type of heating	Single-storey heating system
Power Source	Gas
Energy information	At the time of preparing the document, no energy certificate was available.

Property ID: IT264153101 - 39012 Merano

The property



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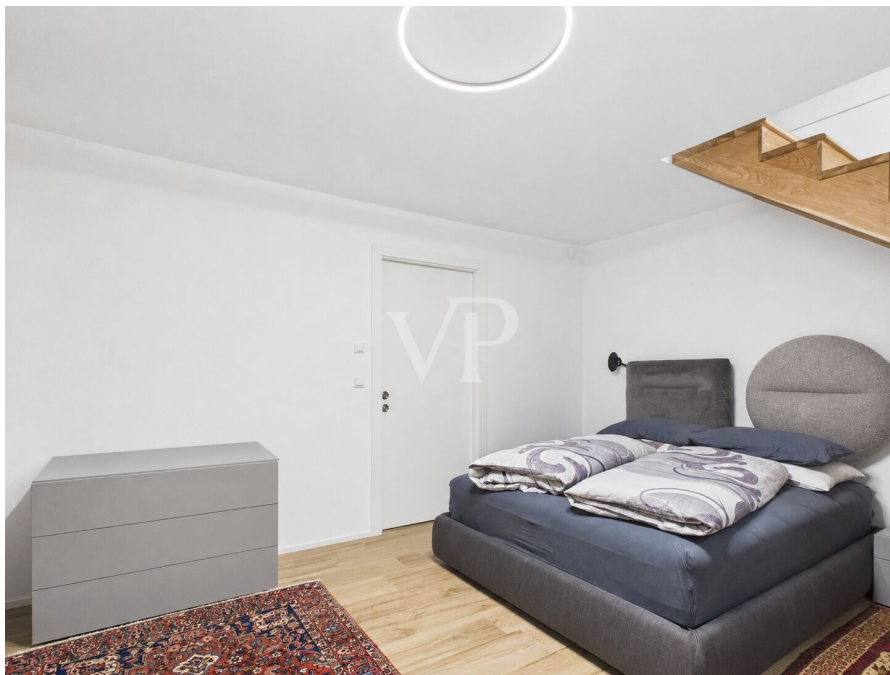
Property ID: IT264153101 - 39012 Merano

The property



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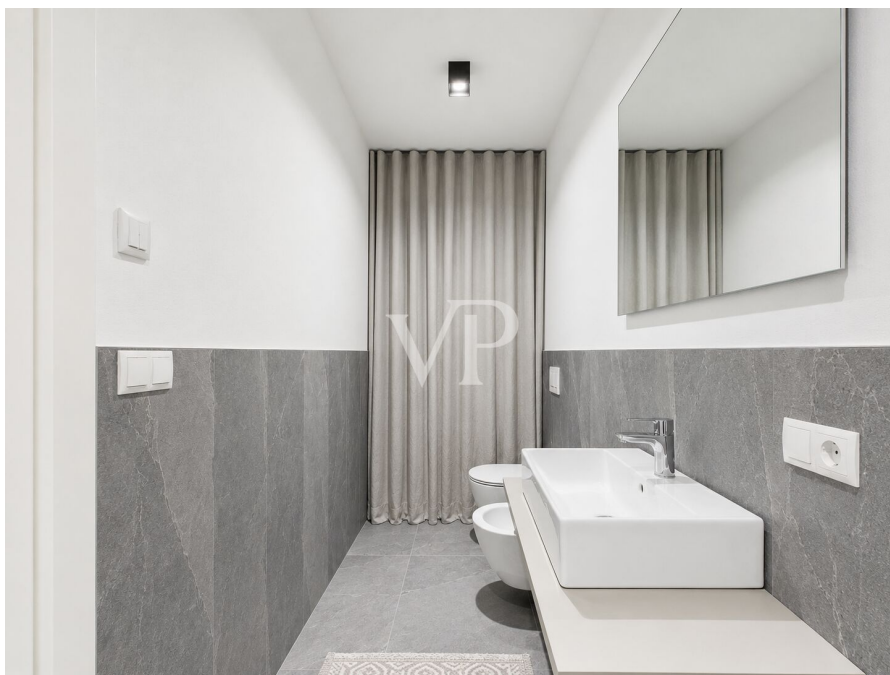
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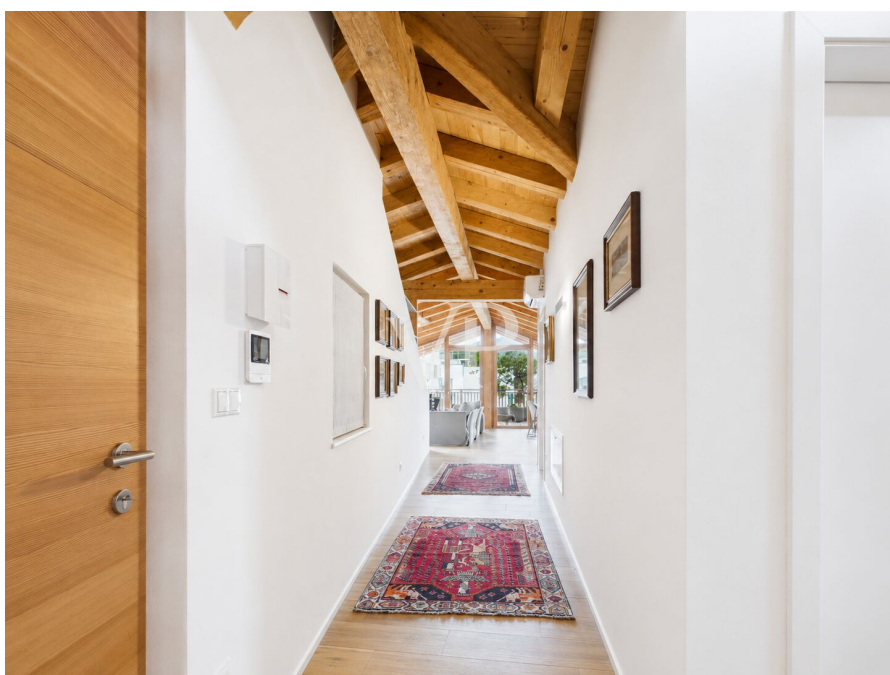
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The property



Property ID: IT264153101 - 39012 Merano

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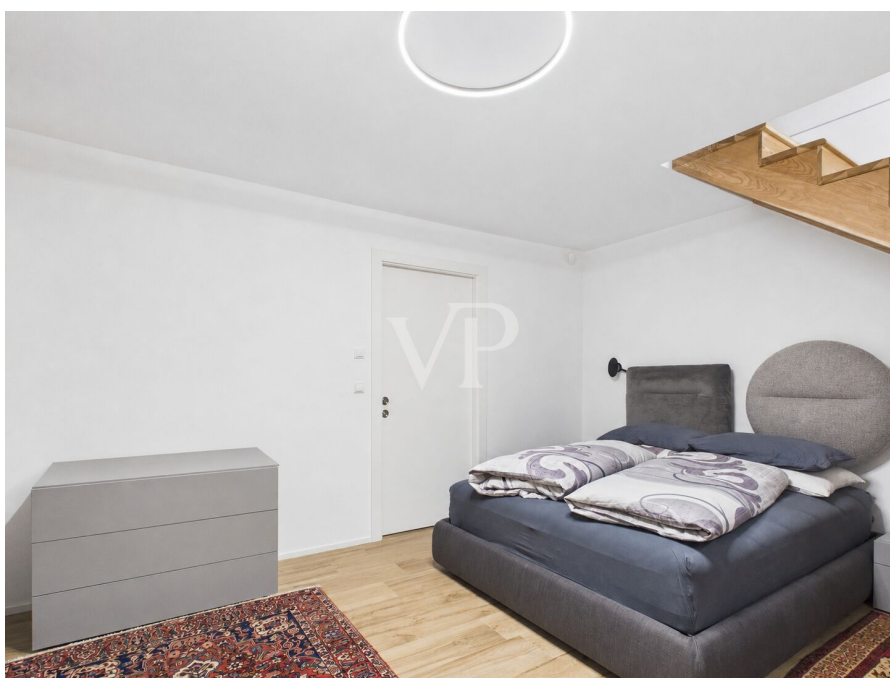
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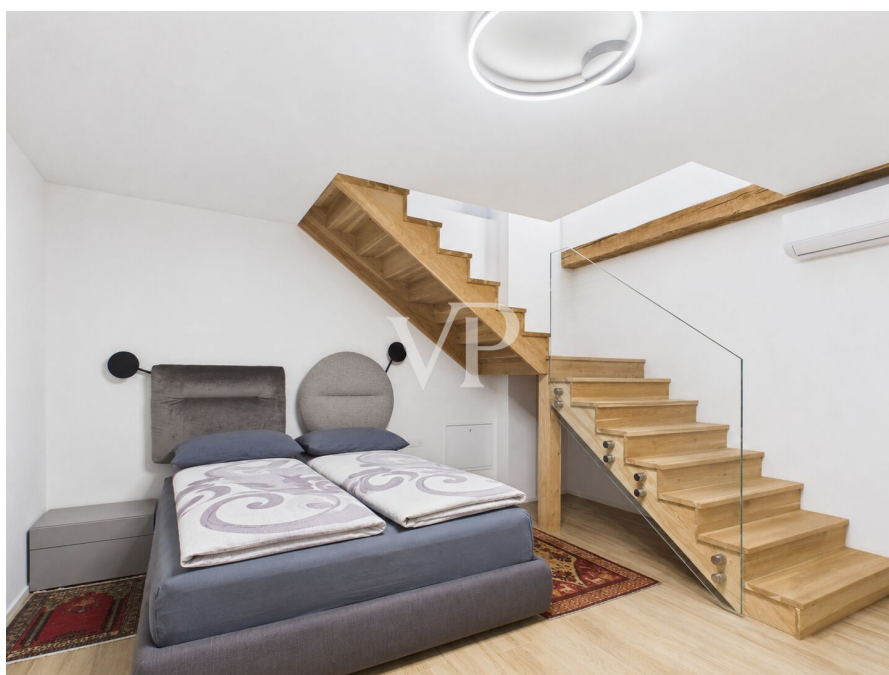
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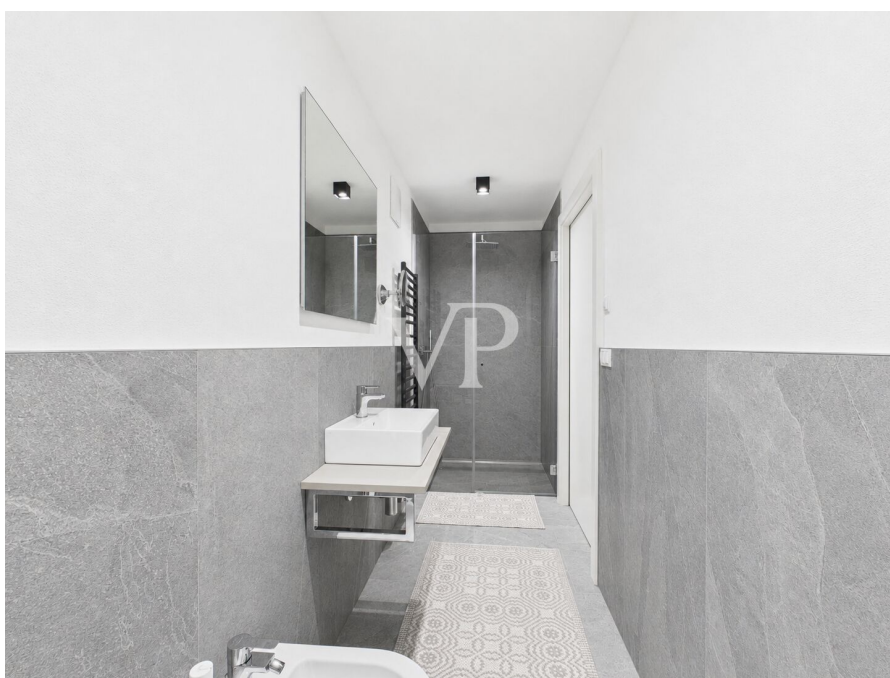
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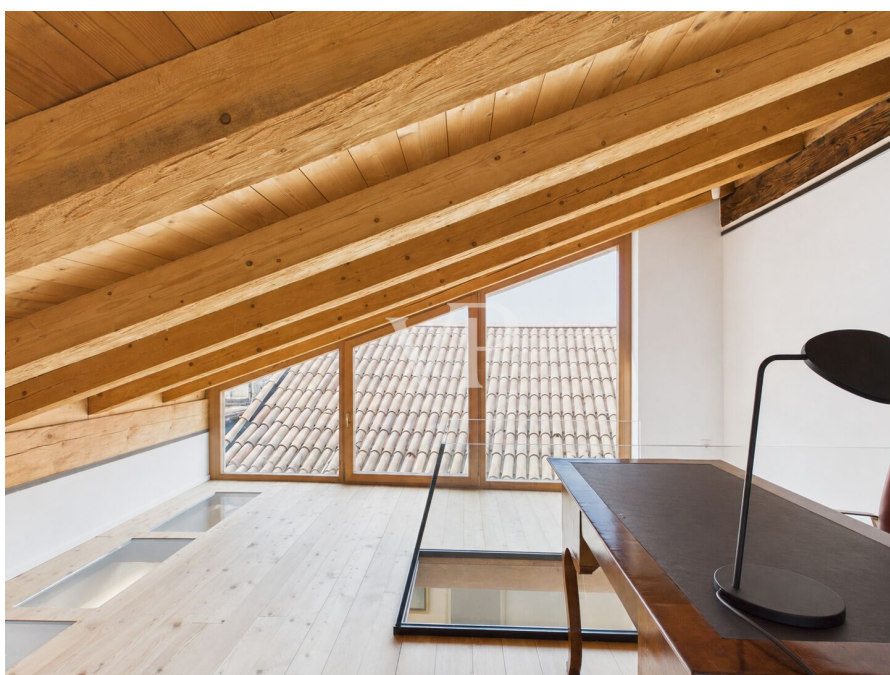
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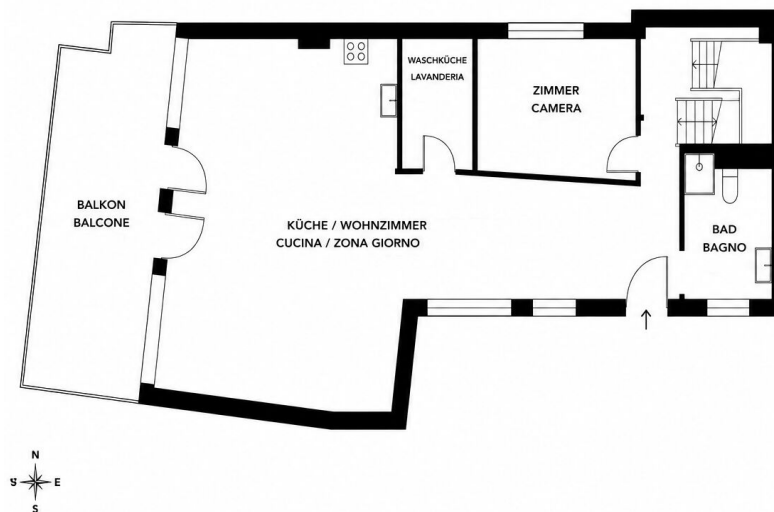
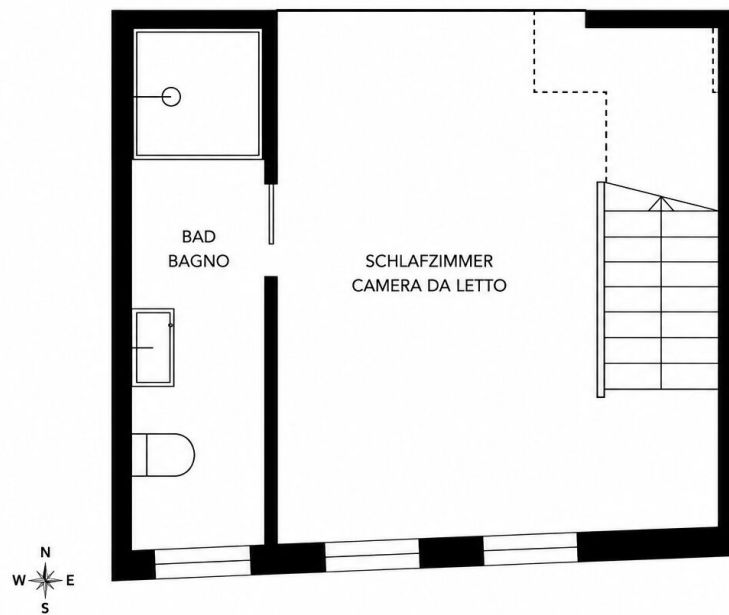
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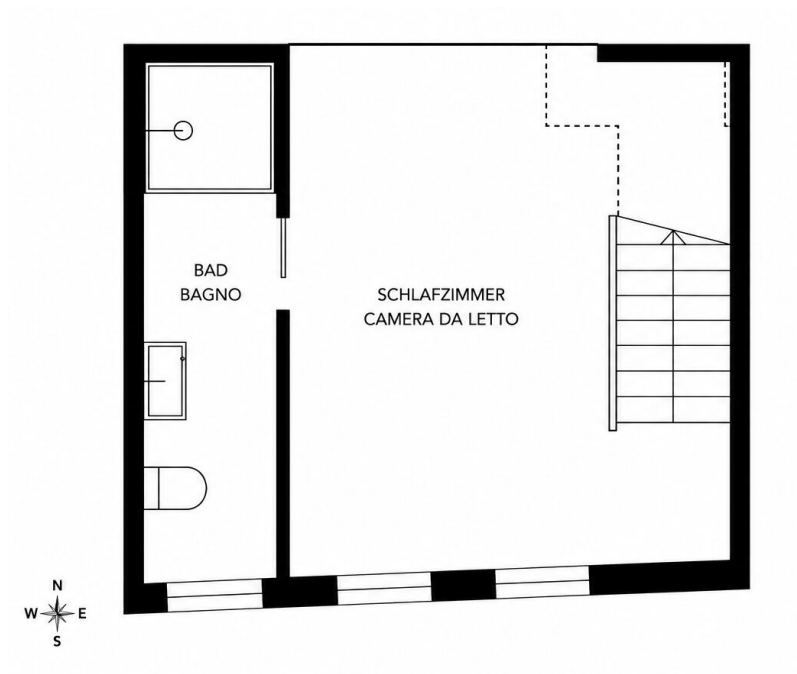
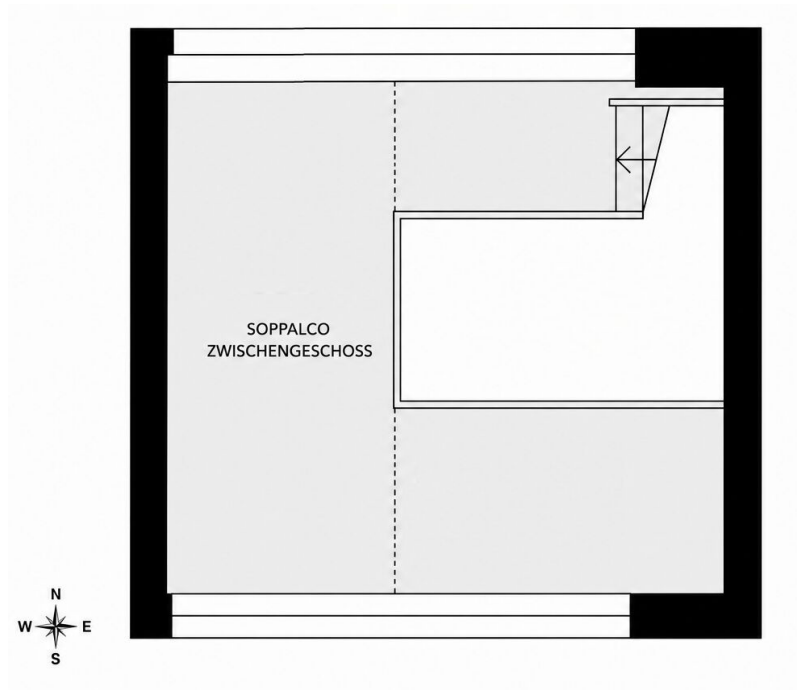
The property

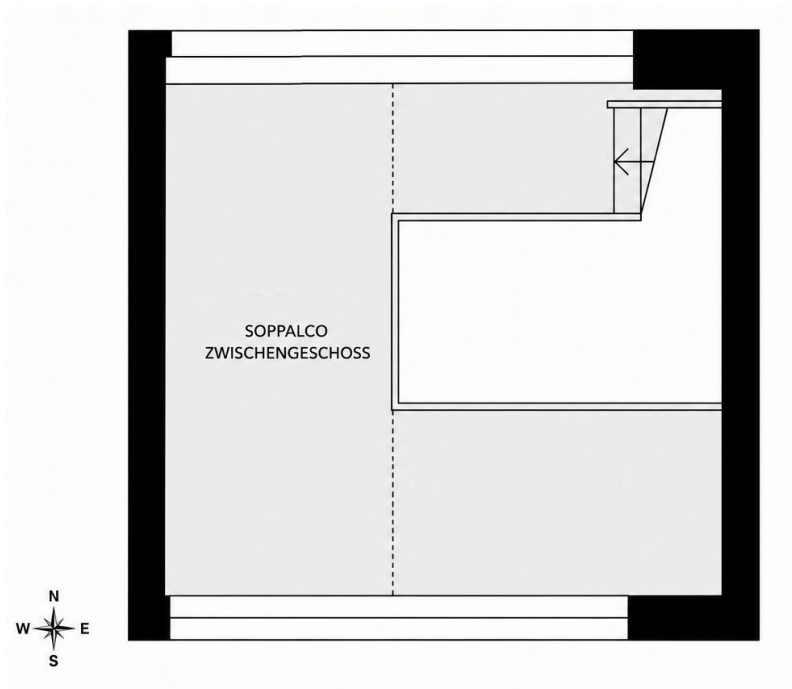
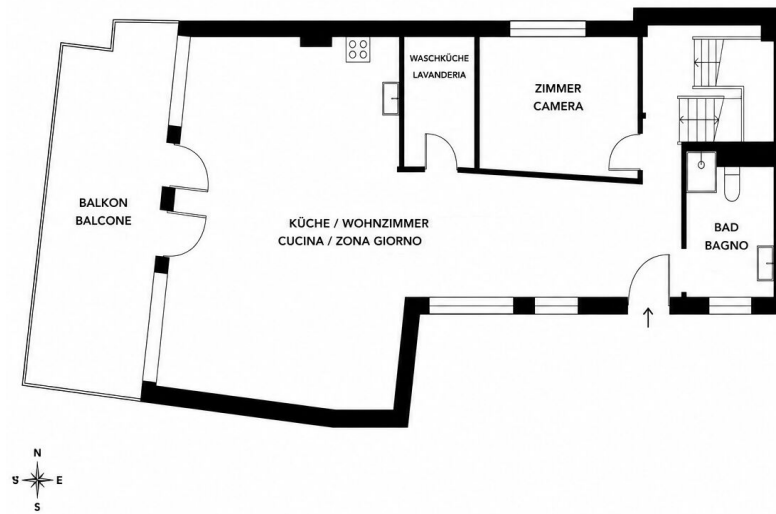


Property ID: IT264153101 - 39012 Merano

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.

Property ID: IT264153101 - 39012 Merano

A first impression

There are prestigious addresses. And then there are houses that manage to turn an address into a lifestyle. In the heart of Corso Libertà, one of the most iconic and sought-after streets in Merano, we offer an attic penthouse of rare elegance, inserted on the top floor of a completely renovated historic building, where the charm of architecture meets contemporary comfort.

The elevator leads directly to the floor of the house, introducing you to an environment that surprises from the first glance. The large entrance hall leads to an extraordinary living area characterized by high ceilings, airy volumes and a brightness that changes throughout the day.

The spacious and scenic living room dialogues perfectly with a refined open design kitchen, creating an ideal space to live everyday life and welcome guests in a context of absolute representation.

From here you access the real star of the house: a splendid south-facing terrace, an outdoor space to enjoy in every season, with an open view of the Kurhaus and the rooftops of the city. A privileged place to have breakfast in the sun, read a book or share a dinner on summer evenings.

On the same level is a practical storage room, an elegant windowed bathroom with shower and a large bedroom.

Descending to the lower level is a second important sleeping area consisting of a spacious master bedroom with a windowed master bathroom and large shower, designed to provide comfort and privacy.

The entrance also leads to a charming attic loft, now used as a study, lit by large windows on both sides. A versatile and charming space, perfect for working from home, cultivating personal passions or creating an environment dedicated to reading and relaxation.

The home is in impeccable, like-new condition and is equipped with air conditioning, underfloor heating and alarm system, offering a modern and comfortable level of living without sacrificing the charm of its historic soul.

The location represents one of the greatest privileges of this property. Living on Corso Libertà means having the best of Merano literally on your doorstep: the thermal baths, the Kurhaus, the Puccini Theater, the promenades along the Passirio River, boutiques, cafes, restaurants, and all major amenities within walking distance in minutes.

This is not simply a house in the center of Merano. It is a residence that allows you to experience the city from a privileged perspective, surrounded by beauty, comfort and authenticity.

Property ID: IT264153101 - 39012 Merano

Details of amenities

The strengths of this property are as follows:

- **Property fully renovated in 2022**
- **Elevator (a privilege in a historic apartment building)**
- **Large Terrace with southern exposure**
- **Differentiated underfloor heating for each room**
- **Independent condensing boiler**
- **Air conditioning cold/hot**
- **Velux with radio-controlled opening**
- **Radio-controlled velux shutters**
- **Perimeter alarm system**
- **Volumetric alarm system**

Property ID: IT264153101 - 39012 Merano

All about the location

Corso Libertà is located in one of the most prestigious and representative locations in Merano, in the heart of the city. Living in this area means being able to enjoy everything that makes Merano one of the most popular locations in South Tyrol: elegance, services, quality of life and a unique atmosphere that combines Central European tradition and contemporary style.

Among the main strengths of the area:

Very central location that allows you to experience the city completely on foot, without the need to use a car in your daily routine.

One of the most sought-after and prestigious addresses in Merano, characterized by stately buildings, quality stores and a well-kept urban context.

Within walking distance are the renowned Merano Thermal Baths, a symbol of the city and a landmark for wellness and relaxation.

Immediate proximity to the promenades along the Passirio, ideal for walking, practicing sports or simply enjoying the landscape.

In the immediate vicinity are the prestigious Kurhaus Merano and the Puccini Theater, the heart of the city's cultural life.

Wide availability of restaurants, cafes, boutiques, pharmacies, supermarkets and all major services reachable in a few minutes.

Excellent connections with public transportation, bike paths and city road network.

Context particularly appreciated by both residents and international clientele for the combination of urban comfort and residential quality.

Elegant and lively neighborhood throughout the year, thanks to the cultural events, markets, and numerous events that enliven the historic center.

High property value retention over time, favored by the exclusive location and constant housing demand.

One of the most appreciated aspects is the possibility of experiencing Merano at its best: strolling through the historic arcades, reaching the thermal baths in a few minutes, stopping at a café in the center or enjoying an evening at the theater, all within walking distance from home.

All in all, Corso Libertà represents one of the city's most exclusive addresses, a location that combines prestige, convenience and quality of life in one of South Tyrol's most sought-after settings.

Property ID: IT264153101 - 39012 Merano

Contact partner

For further information, please contact your contact person:

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