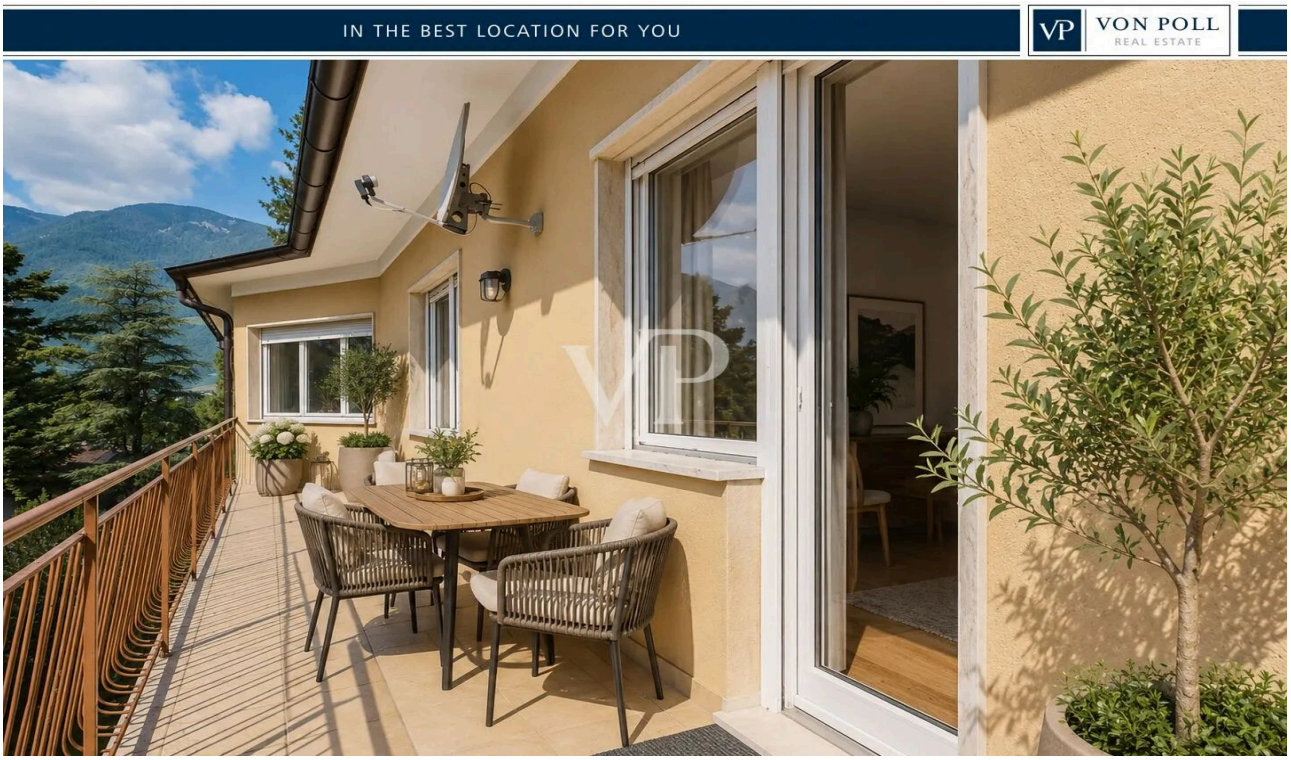
Meran – Merano

Prestigious residence facing the green oasis of Maia Park

Property ID: IT264152950



PURCHASE PRICE: 760.000 EUR • LIVING SPACE: ca. 155 m^2 • ROOMS: 6

Property ID: IT264152950 - 39012 Meran – Merano

- At a glance
- The property
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- Floor plans
- A first impression
- All about the location
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Property ID: IT264152950 - 39012 Meran – Merano

At a glance

Property ID	IT264152950
Living Space	ca. 155 m²
Floor	3
Rooms	6
Bedrooms	4
Bathrooms	2
Year of construction	1970
Type of parking	1 x Garage, 40000 EUR (Sale)

Purchase Price	760.000 EUR
Type	Apartment
Total Space	ca. 210 m²
Usable Space	ca. 193 m²
Equipment	Fireplace, Balcony

Property ID: IT264152950 - 39012 Meran – Merano

Energy Data

Energy Source	Gas
Energy certificate valid until	28.05.2030

Energy Certificate	Energy demand certificate
Final Energy Demand	170 kWh/m²a
Energy efficiency class	G
Year of construction according to energy certificate	1970

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The property





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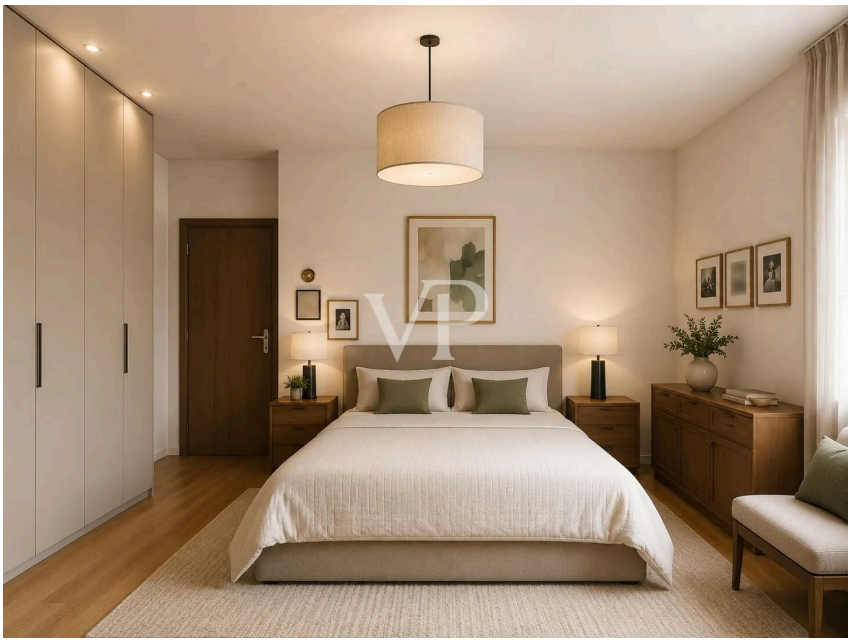
The property





Property ID: IT264152950 - 39012 Meran – Merano

The property





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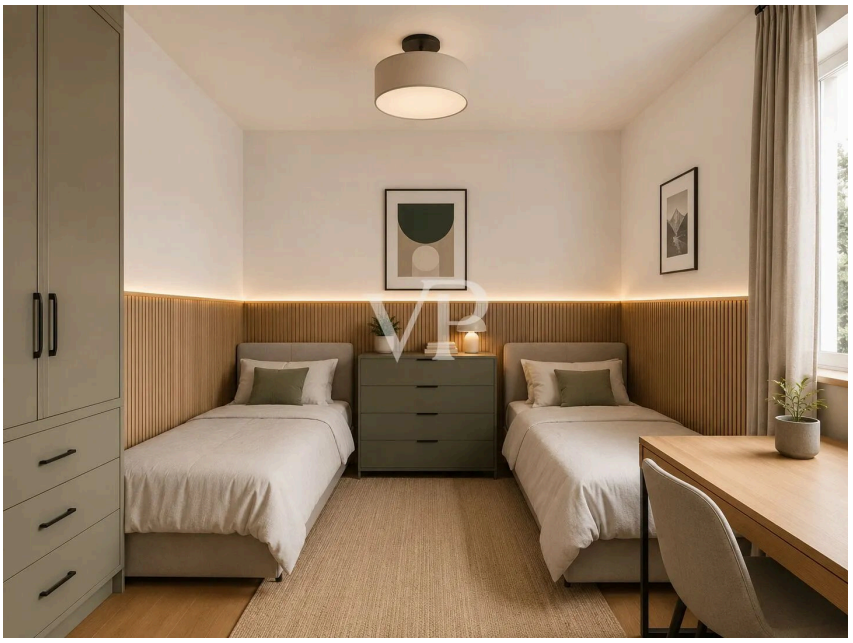
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Property ID: IT264152950 - 39012 Meran – Merano

The property

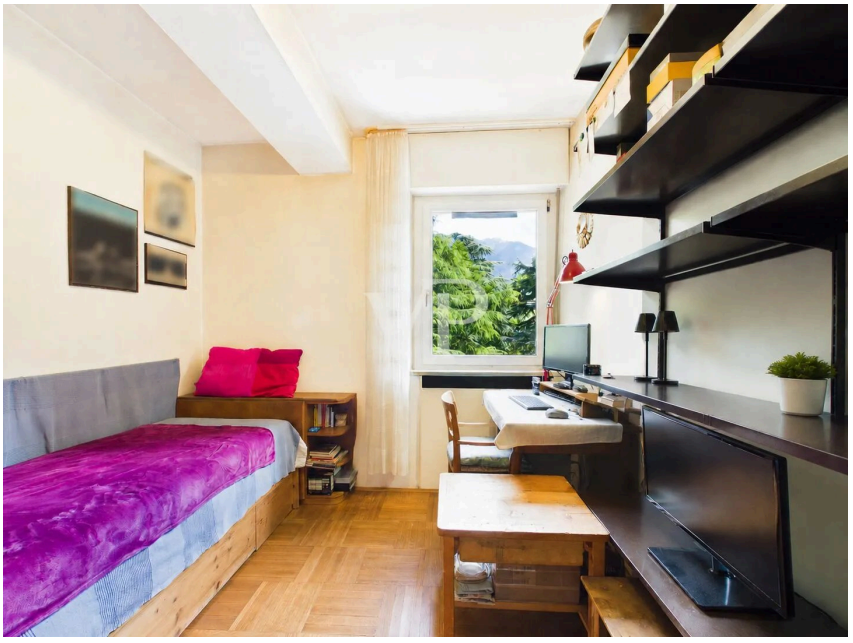




Property ID: IT264152950 - 39012 Meran – Merano

The property





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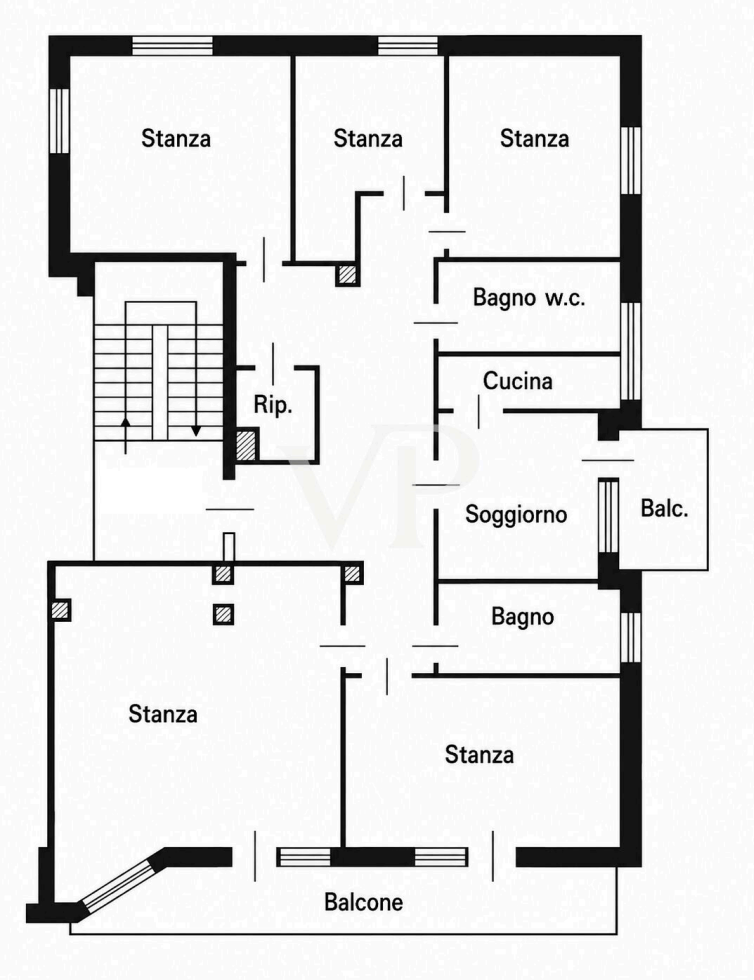
The property





Property ID: IT264152950 - 39012 Meran – 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: IT264152950 - 39012 Meran – Merano

A first impression

The apartment is located on the third and top floor of a 1970s apartment building in a quiet and well-served location in Merano, at 62 Schaffer Street. The large entrance welcomes in a spacious and bright environment, dominated by a living room of about 40 m² characterized by parquet flooring and large windows that allow access to the southwest-facing balcony, ideal for enjoying natural light and pleasant moments outdoors.
The kitchen is livable and functional, perfect for moments of conviviality and meal preparation. The sleeping area includes four large bedrooms, providing comfortable and versatile spaces. The apartment has two windowed bathrooms, both with natural light, and a useful storage room to optimize the organization of space.
A spacious cellar and a garage on the ground floor (extra sale) complete the property, offering practical solutions for storage and parking.
This home represents an excellent opportunity for those looking for a large comfortable and bright space in a well-connected residential area of Merano.

Property ID: IT264152950 - 39012 Meran – Merano

All about the location

The area of 62 Schaffer Street in Merano is located in the prestigious neighborhood of Maia Alta, a quiet and upscale residential area. It is characterized by elegant cottages, large green spaces, and an elevated location that offers tranquility while being a short distance from the historic center.
The 'Area is renowned for its tranquility, surrounding greenery, and the presence of high-end renovated properties.
The city center is within easy walking distance and is served by public transportation (e.g., urban line 4 to the nearby area of Maia Park).
Schaffer Street is in close proximity to the historic center (area north of the Passirio), well-connected but at the same time far from the tourist hustle and bustle of the more crowded core.

Property ID: IT264152950 - 39012 Meran – Merano

Contact partner

For further information, please contact your contact person:

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