Merano

Prestigious luxury penthouse with large terrace in the heart of Merano

Property ID: IT264152962



PURCHASE PRICE: 0 • LIVING SPACE: ca. 148 m^2 • ROOMS: 5

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At a glance

Property ID	IT264152962
Living Space	ca. 148 m²
Floor	3
Rooms	5
Bedrooms	2
Bathrooms	2

Purchase Price	Auf Anfrage
Type	Penthouse
Total Space	ca. 185 m²
Condition of property	Modernised
Equipment	Terrace, Fireplace, Balcony

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Energy Data

Energy Source	Gas
Energy certificate valid until	20.10.2034
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	30 kWh/m²a
Energy efficiency class	A

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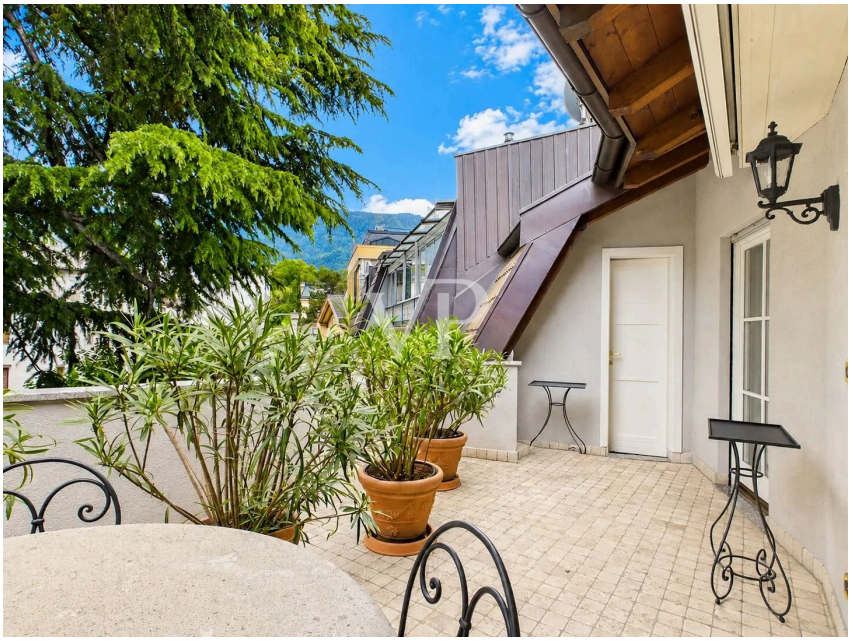




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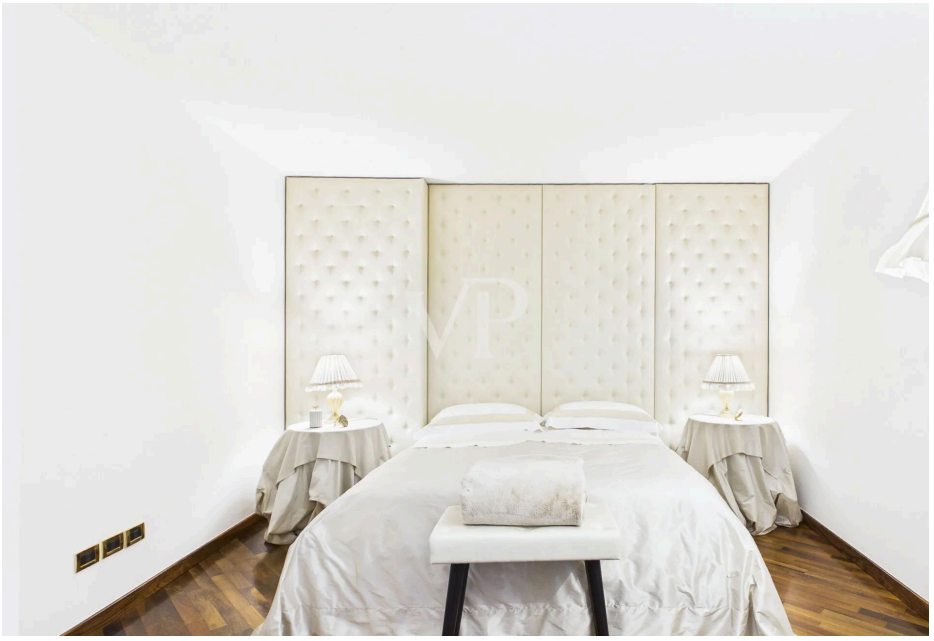
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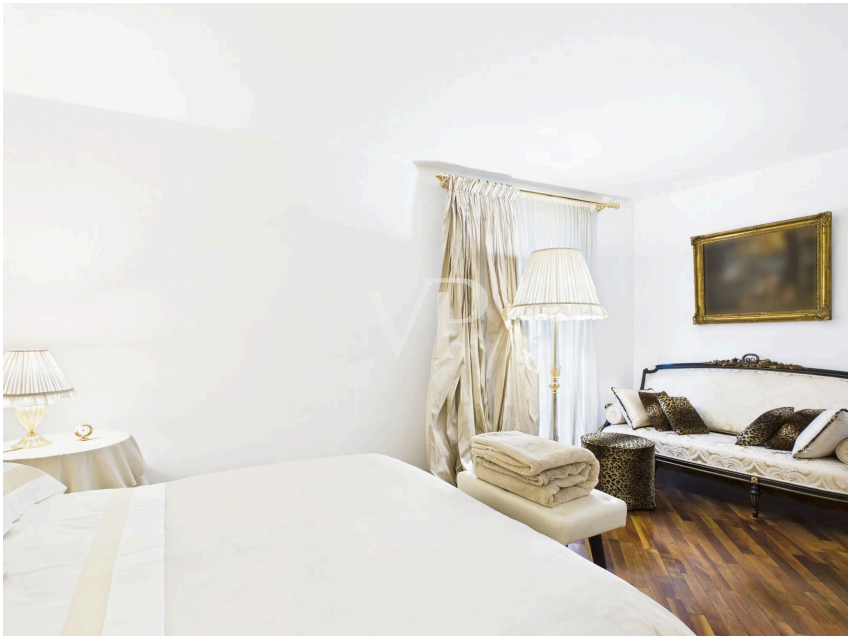
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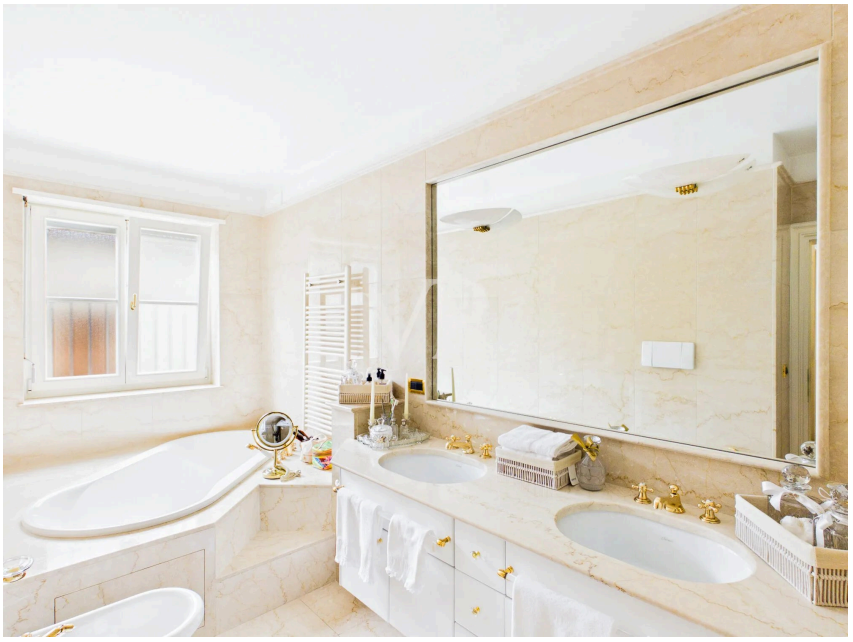
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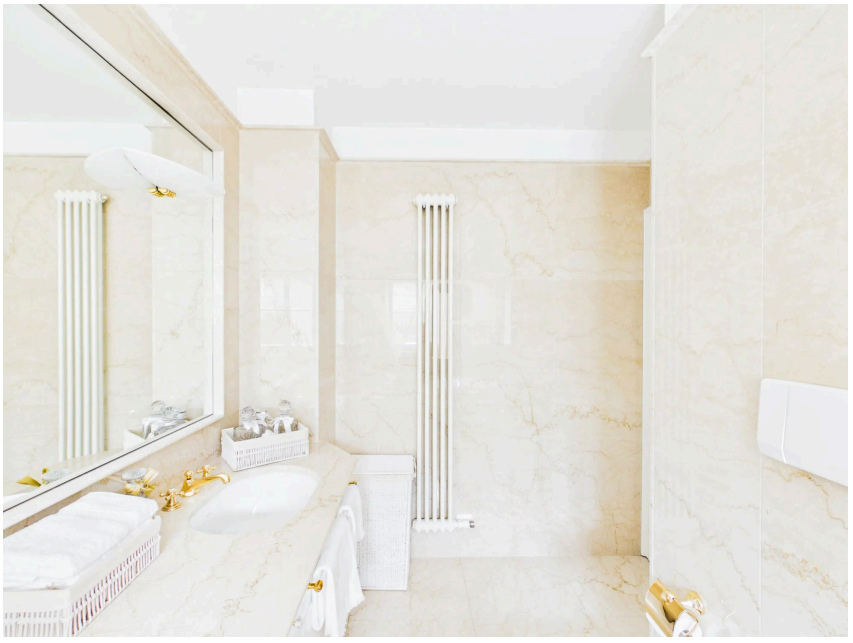




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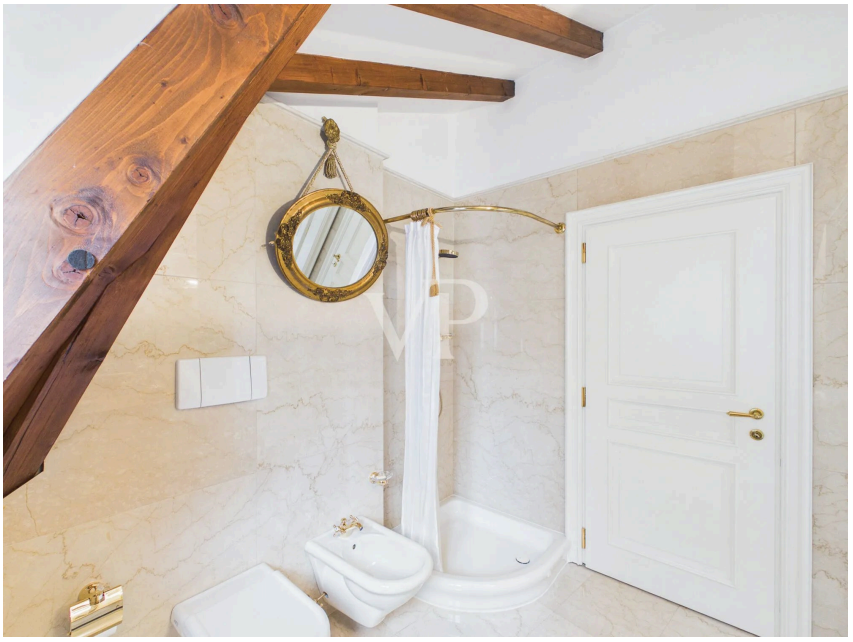
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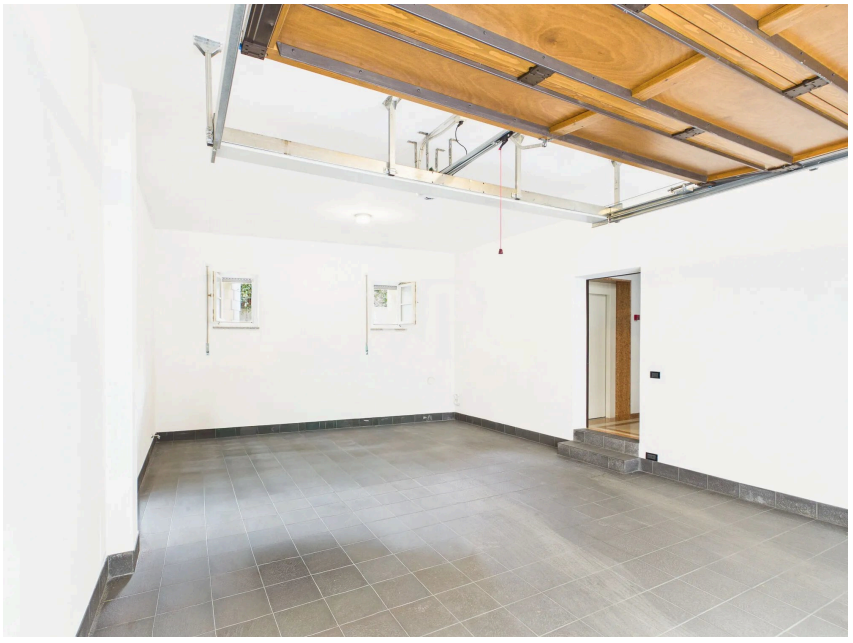




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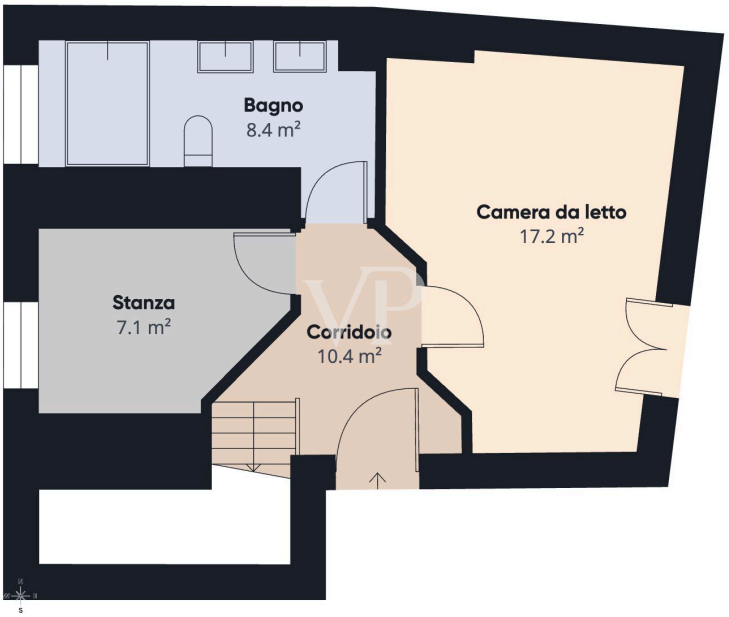




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Floor plans





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 the heart of Merano's historic center, at Vicolo Steinach 9, we offer in exclusive sale the bare ownership of a refined luxury penthouse, characterized by elegance, privacy and prestigious architectural details.

The property, conveniently accessible by elevator with direct access to the interior of the house, opens onto an elegant entrance hall that leads to the large main living room, embellished with parquet flooring, high ceilings with exposed wood beams and an important travertine fireplace that gives warmth and prestige to the environment.

From the living room there is access to a beautiful furnished terrace, ideal for moments of relaxation and conviviality, immersed in tranquility and greenery while being in the city center.

On the same floor we find a large kitchen, perfectly furnished and equipped with the latest appliances, a large windowed bathroom completely finished in marble and a practical utility room used as laundry and storage.

A convenient staircase entirely covered in wood leads to the lower floor dedicated to the sleeping area, where there are two spacious bedrooms and a second windowed bathroom, also completely finished in marble and equipped with a bathtub.

In the basement we find a large cellar of property; while on the ground floor a large garage of about 50 square meters that can comfortably accommodate two cars. The access is convenient and equipped with an automated door. From the garage is convenient access to the elevator or stairs of the building.

The property represents an exclusive living solution, ideal for those who want to experience the authentic charm of the historic center of Merano without sacrificing comfort, privacy and high-level finishes. Energy class Climate House A

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All about the location

Steinach, Merano's oldest neighborhood, dates back to the 12th century. Even today, the historic streets of the center offer glimpses of the most storied houses. In addition to historic buildings, ateliers, galleries, crafts and street art characterize the neighborhood. Today it is considered a vibrant hub for art and culture. Enjoy the flexibility that this strategic location offers and start your day with a walk on the popular Tappeiner Trail or stroll along the Gilf Promenade, both located in close proximity to the apartment. Along the Winter Promenade you will find numerous cafes and several opportunities to stop and enjoy a good cappuccino or aperitif. In a few minutes' walk you will find yourself in the middle of the Portici or on the Passirio Promenade. The hippodrome, Merano Thermal Baths, golf courses in the neighboring municipalities, and of course the Merano 2000 ski and hiking area are in close proximity. Thanks to the mild Mediterranean climate, palm trees, cypresses, vines and even olive trees thrive in the Merano area. Merano is also known as a city of culture with films, theater, music, events, and exhibitions occurring throughout the year.

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Contact partner

For further information, please contact your contact person:

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