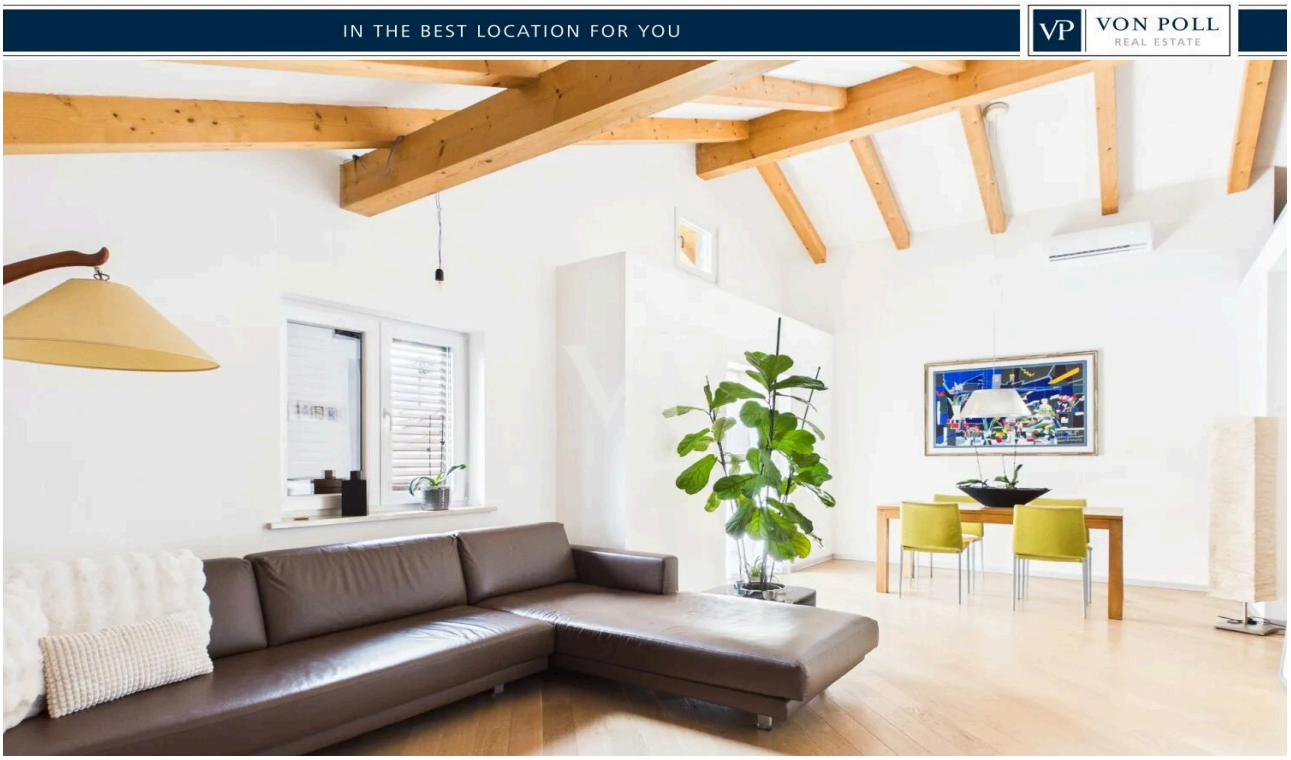
Lana

Elegance and privacy: a penthouse to enjoy in the heart of Lana

Property ID: IT264152972



PURCHASE PRICE: 485.000 EUR • LIVING SPACE: ca. 90 m^2 • ROOMS: 3

Property ID: IT264152972 - 39011 Lana

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

Property ID: IT264152972 - 39011 Lana

At a glance

Property ID	IT264152972
Living Space	ca. 90 m²
Floor	3
Rooms	3
Bedrooms	2
Bathrooms	2
Type of parking	1 x Outdoor parking space, 15000 EUR (Sale)

Purchase Price	485.000 EUR
Type	Penthouse
Total Space	ca. 114 m²
Equipment	Fireplace, Balcony

Property ID: IT264152972 - 39011 Lana

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: IT264152972 - 39011 Lana

The property





Property ID: IT264152972 - 39011 Lana

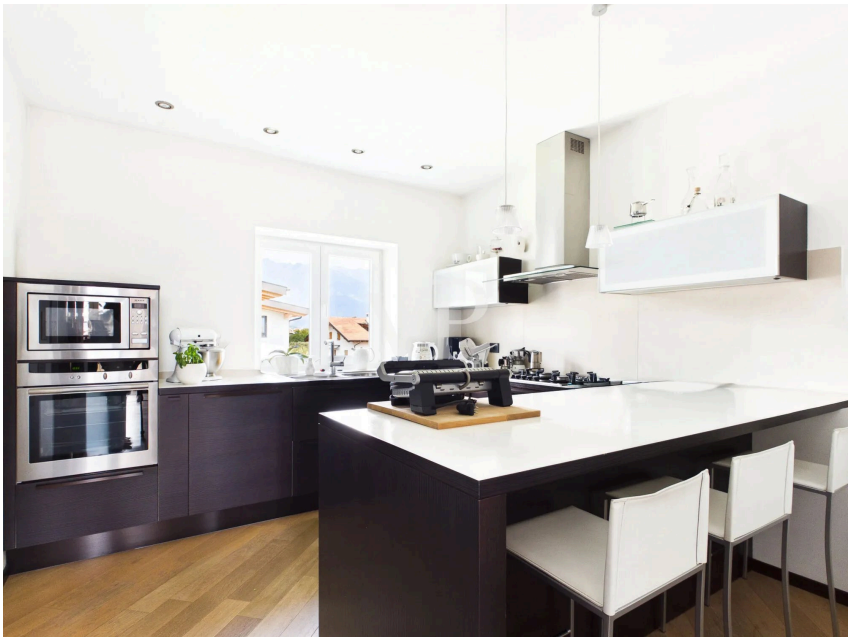
The property





Property ID: IT264152972 - 39011 Lana

The property





Property ID: IT264152972 - 39011 Lana

The property





Property ID: IT264152972 - 39011 Lana

The property





Property ID: IT264152972 - 39011 Lana

The property





Property ID: IT264152972 - 39011 Lana

The property





Property ID: IT264152972 - 39011 Lana

The property

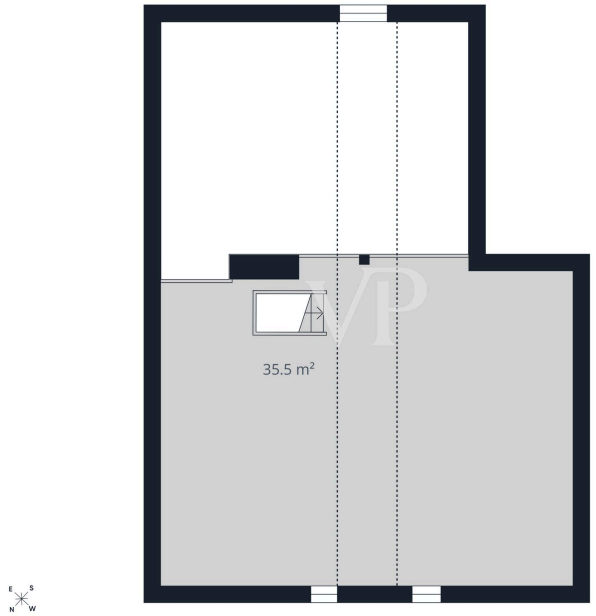




Property ID: IT264152972 - 39011 Lana

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: IT264152972 - 39011 Lana

A first impression

In Lana, on Via Monte Lucco, we are offering for sale a unique three-room penthouse of approximately 114 square meters, located on the third and top floor, in a peaceful and quiet setting.
Upon entering the apartment, you're greeted by a spacious entryway that leads to the living area, the true heart of the home: a very spacious space designed to be lived in and shared, with a large dining area ideal for entertaining friends and family.
The living room opens directly onto the south-facing balcony, a pleasant space to enjoy throughout the warmer months. The view of the surrounding orchards offers a sense of openness and tranquility, far from the noise and hustle of the street. Adjacent to the living room is a large, functional kitchen that is perfectly furnished and equipped.
The sleeping area consists of a master bedroom with a private bathroom featuring a window and a whirlpool tub, as well as a second bedroom and a second bathroom with a window and a shower.
A particularly interesting feature of the home is the approximately 305-square-meter loft, accessible directly from the apartment. This versatile space can serve as a hobby room or simply as an additional area to customize according to your needs.
The apartment is in excellent condition and is being offered partially furnished, with a fully equipped kitchen and bathrooms, as well as practical built-in closets already in place.
A basement completes the property. A private parking space is also available for purchase separately.
The location combines the tranquility of a residential neighborhood with the convenience of major amenities. Nearby, you'll find supermarkets, bus stops, shops, and everyday services, allowing you to easily manage daily life without sacrificing peace and quiet.

A home designed for those seeking more than just square meters: living spaces, a pleasant view, and that sense of tranquility which, once found, becomes part of the home's value.

Contact us for more information or to schedule a tour: we'd be happy to show you this penthouse in Lana in person.

Property ID: IT264152972 - 39011 Lana

All about the location

Via Monte Luco is located in one of the most sought-after residential areas of Lana, a town renowned for its high quality of life, mild climate, and perfect blend of tranquility, nature, and amenities. The location offers an elegant and private setting, ideal for those who wish to live in a relaxed environment without sacrificing everyday convenience.
Among the area's main strengths:
A quiet and well-maintained residential setting, characterized by limited traffic, abundant green spaces, and a relaxed atmosphere.
A strategic location just a few minutes from downtown Lana, with easy access to shops, supermarkets, pharmacies, schools, banks, and essential services.
Excellent connections to Merano and Bolzano thanks to the proximity of the SS38 MeBo highway and the bus routes in the area.
An area highly prized for its quality of life and the perfect balance between urban living and nature.
Proximity to the scenic hiking trails of Monte San Vigilio and Monte Luco, popular destinations for hikes, sports, and relaxation in the great outdoors.
Numerous bike paths and trails surrounded by greenery, ideal for those who enjoy an active lifestyle.
This area is particularly sought-after thanks to the mild climate typical of the Merano basin, which makes living here pleasant year-round.
Lana is considered one of the most sought-after locations in the Merano area for permanent residence and real estate investment, thanks to its efficient services and elegant, well-maintained surroundings.
Its location allows for quick access to Merano, while offering greater tranquility and privacy compared to the city center.

Property ID: IT264152972 - 39011 Lana

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Drususallee 265/Viale Druso 265, 39100 Bozen/Bolzano (BZ)
Tel.: +39 0471 20 90 20
E-Mail: bozen@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com