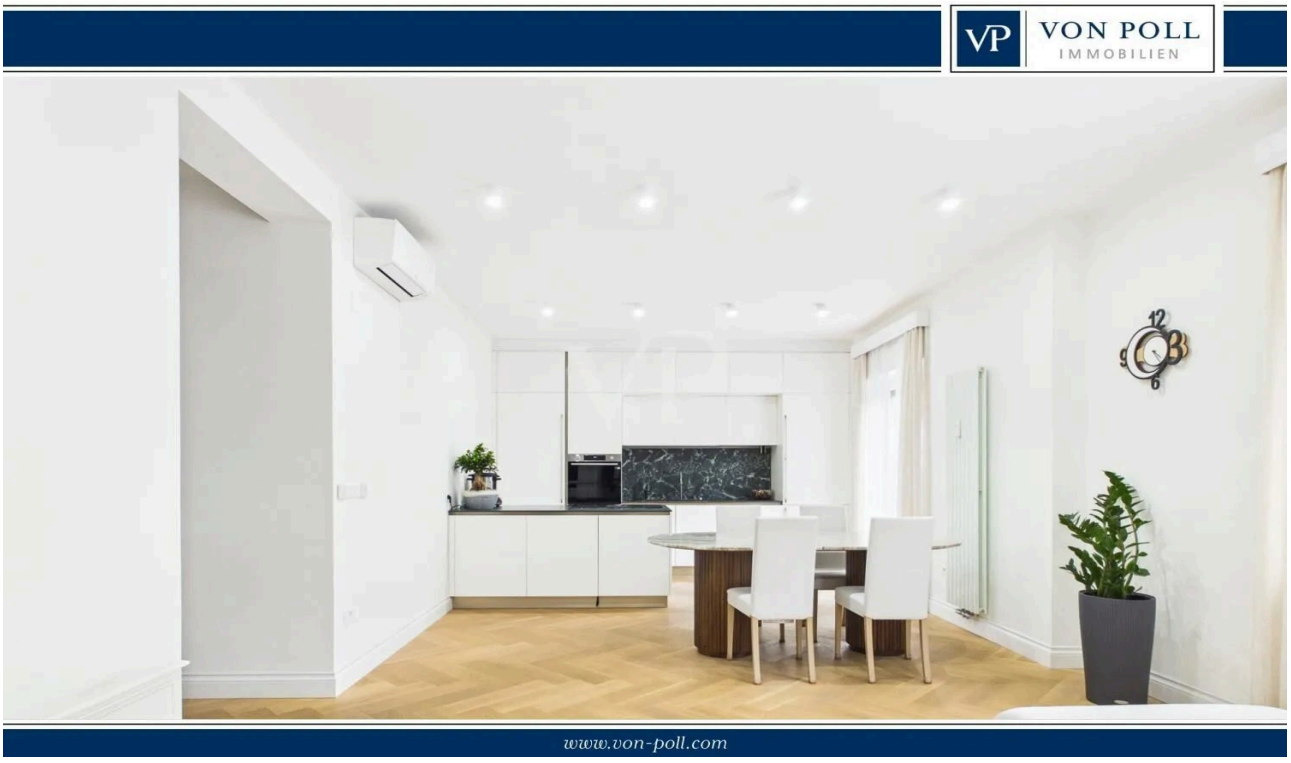
Merano

Where design meets comfort in the heart of Merano

Property ID: IT264153078



PURCHASE PRICE: 580.000 EUR • LIVING SPACE: ca. 99 m^2 • ROOMS: 4

Property ID: IT264153078 - 39012 Merano

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

Property ID: IT264153078 - 39012 Merano

At a glance

Property ID	IT264153078
Living Space	ca. 99 m²
Floor	2
Rooms	4
Bedrooms	3
Bathrooms	2
Year of construction	1959
Type of parking	1 x Other

Purchase Price	580.000 EUR
Type	Apartment
Total Space	ca. 131 m²
Usable Space	ca. 123 m²
Equipment	Terrace

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Energy Data

Type of heating	Central heating
Energy Source	Gas
Energy certificate valid until	15.11.2033
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	51.52 kWh/m²a
Energy efficiency class	B
Year of construction according to energy certificate	1959

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The property





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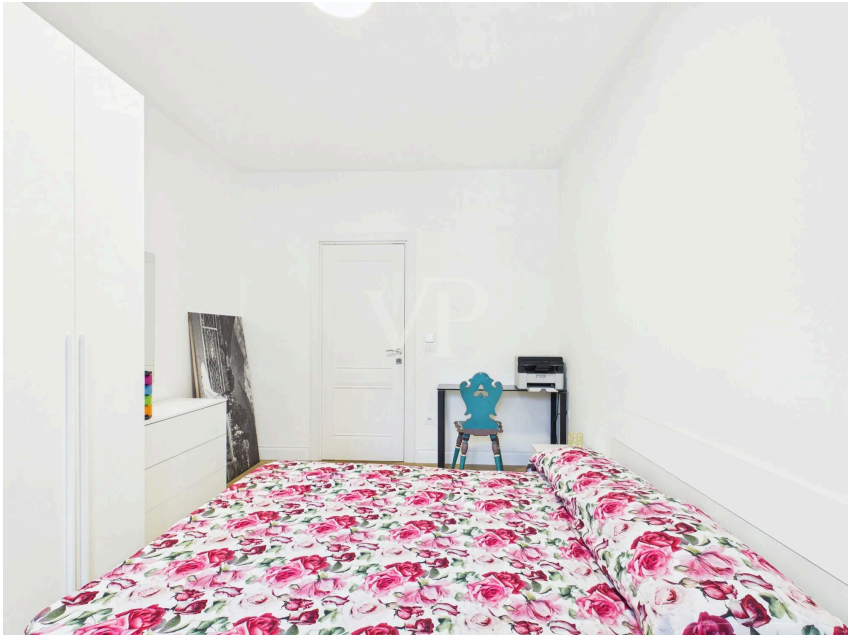




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The property





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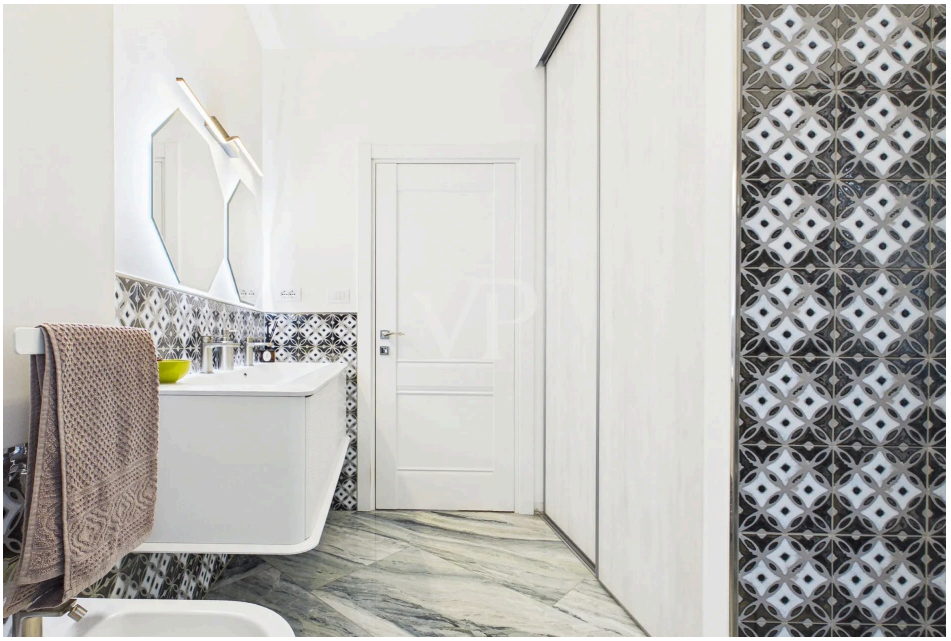




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A first impression

In the heart of Merano, on one of the city's most popular streets, we offer a home that manages to immediately stand out for its style, quality and atmosphere.
An apartment renovated with attention to detail, where every room conveys balance, comfort and a feeling of authentic elegance.
Located on the second floor with elevator, this 131-square-meter apartment has been completely enhanced through a modern and refined renovation. The spaces have been designed to offer comfortable and contemporary daily living, without sacrificing the warmth of a real home.
The large living room with an open kitchen is the heart of the home: an open, cozy and convivial space, perfect for enjoying family moments or receiving guests in a refined yet natural setting. Herringbone oak floors give character and elegance to the rooms, creating a warm and contemporary atmosphere.
The sleeping area offers three well-distributed bedrooms, ideal for both families and those who want additional space for study or hobbies. The two windowed bathrooms, both with showers, have been finished with modern and functional taste.
An added value is the corner balcony, a pleasant and versatile outdoor space that accompanies the house with natural light and openness to the outdoors.
The property is presented in excellent condition: CasaClima B, triple-glazed windows and condominium upgrades carried out through Superbonus 110%, elements that ensure living comfort, energy efficiency and quality over time.
A convenient parking space in the inner courtyard and a cellar in the basement complete the property.
This house is designed for those who are looking for something more than just square footage: a well-maintained environment, ready to live in and set in one of the most pleasant contexts in Merano.

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All about the location

Via Petrarca 24 is located in one of the most central and popular areas of Merano, in a setting that perfectly combines urban elegance, everyday convenience, and quality of life. The location is particularly sought after by those who wish to experience the city on foot, having all major services and attractions within walking distance. Among the main strengths of the area:
Central and strategic location, ideal for convenient access to the historic center of Merano and the main shopping streets.
Elegant and well-lived neighborhood, characterized by well-kept buildings, tree-lined boulevards, and quiet atmosphere despite its proximity to the center.
Just a few minutes away are the renowned Merano Thermal Baths, one of the city's most prestigious landmarks, along with the Spa Park and walks along the Passirio River.
Excellent presence of services: supermarkets, pharmacies, schools, banks, restaurants, cafes and stores easily reachable even on foot.
Perfectly connected area thanks to the proximity of bus stops, bike paths and main city arteries.
Neighborhood highly appreciated by both residents and international clientele for the combination of urban comfort and residential quality.
Within a short distance are the Puccini Theater, the Kurhaus and the historic Merano promenades, elements that further enhance the area. Ideal context for those who like to experience a dynamic but orderly city with numerous green spaces and pedestrian paths.
The area maintains a strong real estate value over time due to its prime location and continuous housing demand.
The proximity to Merano's main cultural, thermal and tourist points makes the area particularly attractive also from a residential and heritage point of view.

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Contact partner

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