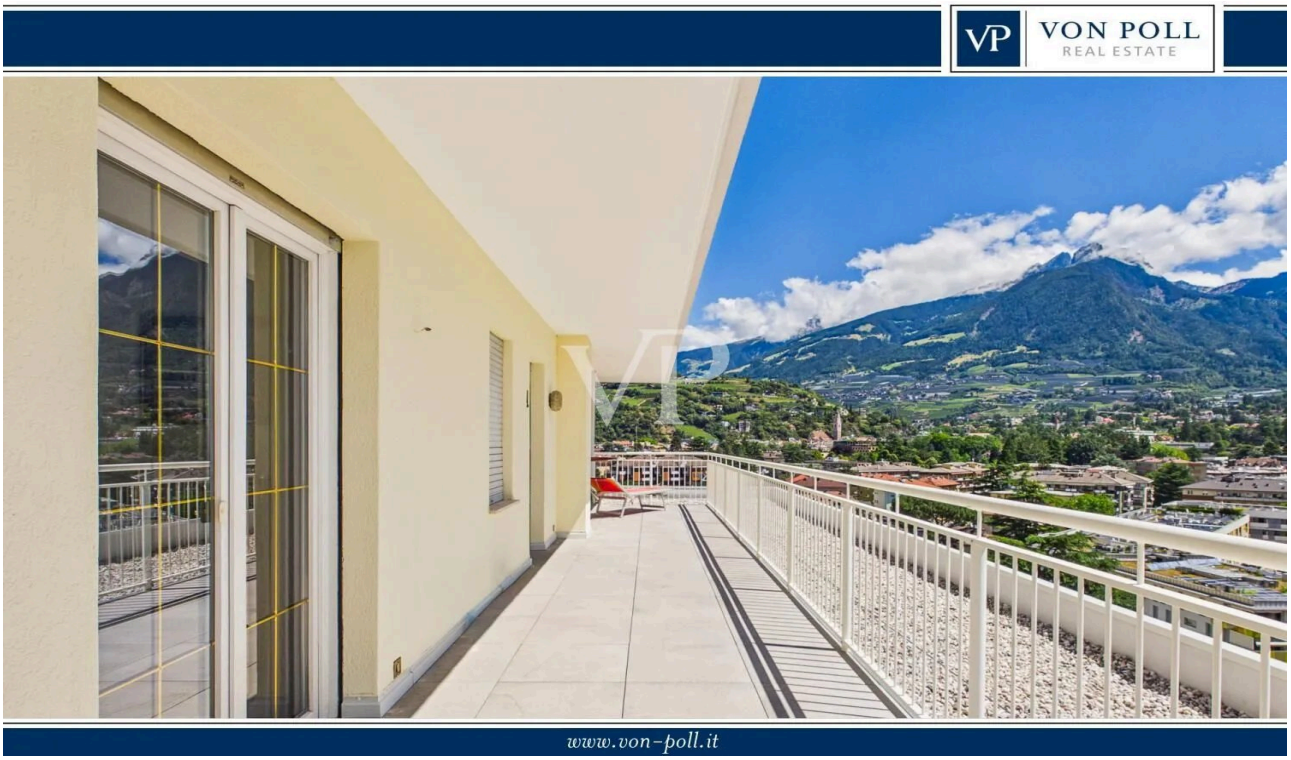
Merano – Südtirol [Trentino-Alto Adige]

Where the view becomes home: exclusive 10th floor penthouse

Property ID: IT264153097



PURCHASE PRICE: 0 • LIVING SPACE: ca. 126 m^2 • ROOMS: 4

Property ID: IT264153097 - 39012 Merano – Südtirol [Trentino-Alto Adige]

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Property ID: IT264153097 - 39012 Merano – Südtirol [Trentino-Alto Adige]

At a glance

Property ID	IT264153097
Living Space	ca. 126 m²
Floor	10
Rooms	4
Bedrooms	2
Bathrooms	2
Year of construction	1977
Type of parking	2 x Garage, 70000 (Sale)

Purchase Price	Auf Anfrage
Type	Penthouse
Total Space	ca. 151 m²
Condition of property	Needs renovation
Usable Space	ca. 191 m²
Equipment	Terrace, Balcony

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Energy Data

Type of heating	Central heating
Power Source	Gas

Energy Certificate	Energy demand certificate
Energy efficiency class	G

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The property





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The property

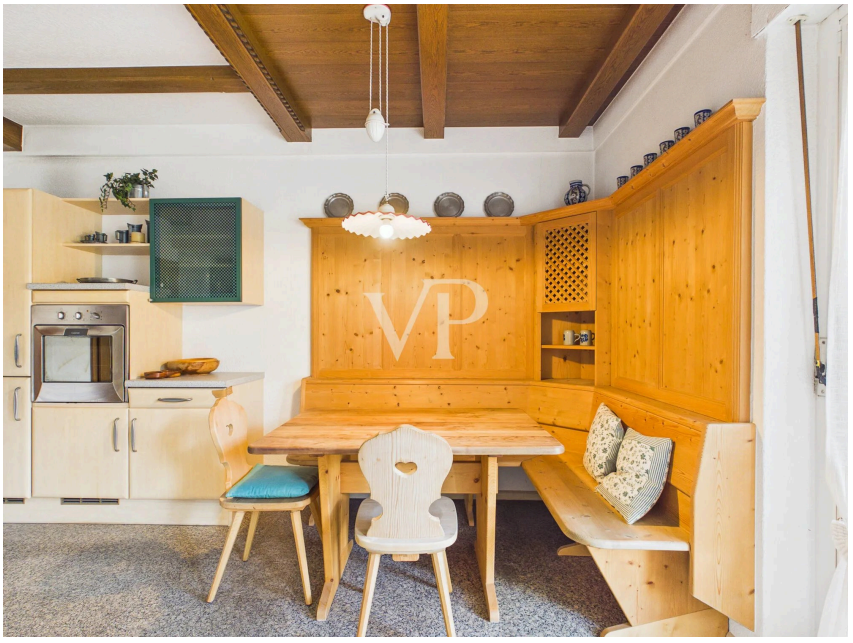




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The property





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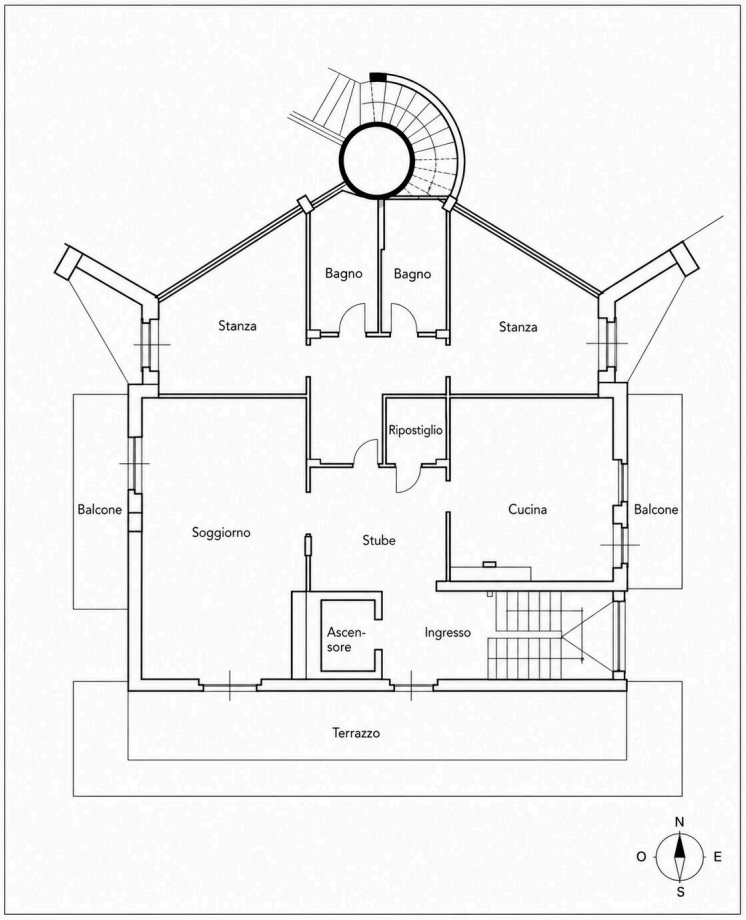
The property





Property ID: IT264153097 - 39012 Merano – Südtirol [Trentino-Alto Adige]

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: IT264153097 - 39012 Merano – Südtirol [Trentino-Alto Adige]

A first impression

A prospect that few can call home. In the heart of Merano, on the tenth floor of an elegant stately building, lies a property that goes beyond the traditional concept of an apartment. An exclusive penthouse where the panorama becomes part of everyday life and where every window offers different views of the mountains, the city and the surrounding landscape.
Access is directly inside the home via private elevator, a rare feature that guarantees privacy, comfort and exclusivity from the very first moment.
With an area of approximately 160 square meters, this four-room apartment offers spacious and extraordinarily livable rooms. The large living room represents the heart of the house: an open and scenic space that extends outward through a magnificent terrace of about 50 sqm facing southeast, perfect for enjoying outdoor moments with views as far as the eye can see.
A second balcony of about 20 sqm, facing southwest, allows you to enjoy the sun until sunset, turning every end of the day into a small private show.
The characteristic stube area adds charm and personality to the home, creating a warm and cozy environment all year round. The kitchen, fully furnished and equipped with a comfortable dining area for six people, is designed for those who love to share the pleasure of conviviality in an elegant and functional environment.
The sleeping area houses two large bedrooms and two bathrooms, one with shower and one with bathtub, offering comfort and practicality for every living need.
A spacious cellar completes the property, while two garages in the basement can be purchased separately for € 35,000 each.
The property is in need of renovation to further enhance its potential and reinterpret its spaces according to contemporary tastes and standards. A valuable opportunity to shape an exclusive residence while keeping intact the features that make it unique.
What really sets this property apart is the 360-degree panoramic view. A rare privilege, capable of giving light, depth and a feeling of freedom that is hard to forget.
Some houses are chosen for location. Others for the spaces. This one is chosen for the emotions it manages to convey every day.

Property ID: IT264153097 - 39012 Merano – Südtirol [Trentino-Alto Adige]

All about the location

Via Monte Tessa is located in one of Merano's most popular residential areas, in a strategic location that combines tranquility, amenities and a high quality of life. The area is in high demand by both families and those seeking a well-connected yet green residential setting.
Among the main strengths of the area:
Quiet and well-kept residential context characterized by good quality buildings, limited traffic, and relaxed atmosphere.
Excellent exposure and brightness thanks to the open conformation of the Maia area, which is also highly appreciated for the mild climate typical of Merano.
Presence of numerous green areas and scenic promenades in the immediate vicinity, ideal for outdoor activities, jogging and leisure, such as Sommerpromenade, Passerpromenade and Gilf-Promenade.
Proximity to public parks and recreational spaces such as Tessa Park, Maiser Park and Elisabeth-Park, making the area ideal for families and children.
School facilities easily accessible, including Grundschule G. Galilei, Istituto Comprensivo Merano Città - Carl Wolf Middle School and Gymnasien Meran.
Excellent connections to the city center, which can be reached quickly either by car, bicycle or public transportation.
Popular area for quality of life, thanks to the balance of nature, modern infrastructure and efficient services that characterize Merano.
Within a short distance are the city`s iconic attractions such as the thermal baths, the hippodrome, and the Trauttmansdorff Gardens, elements that contribute to the area`s prestige and real estate development.
The location also provides quick access to major hiking trails and the surrounding mountains, which are highly sought after by residents and tourists alike.
All in all, Via Monte Tessa represents an ideal housing solution for those who want to live in an elegant, green and well-serviced area, while maintaining the convenience of the urban center and the high quality of living typical of Merano.

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Contact partner

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