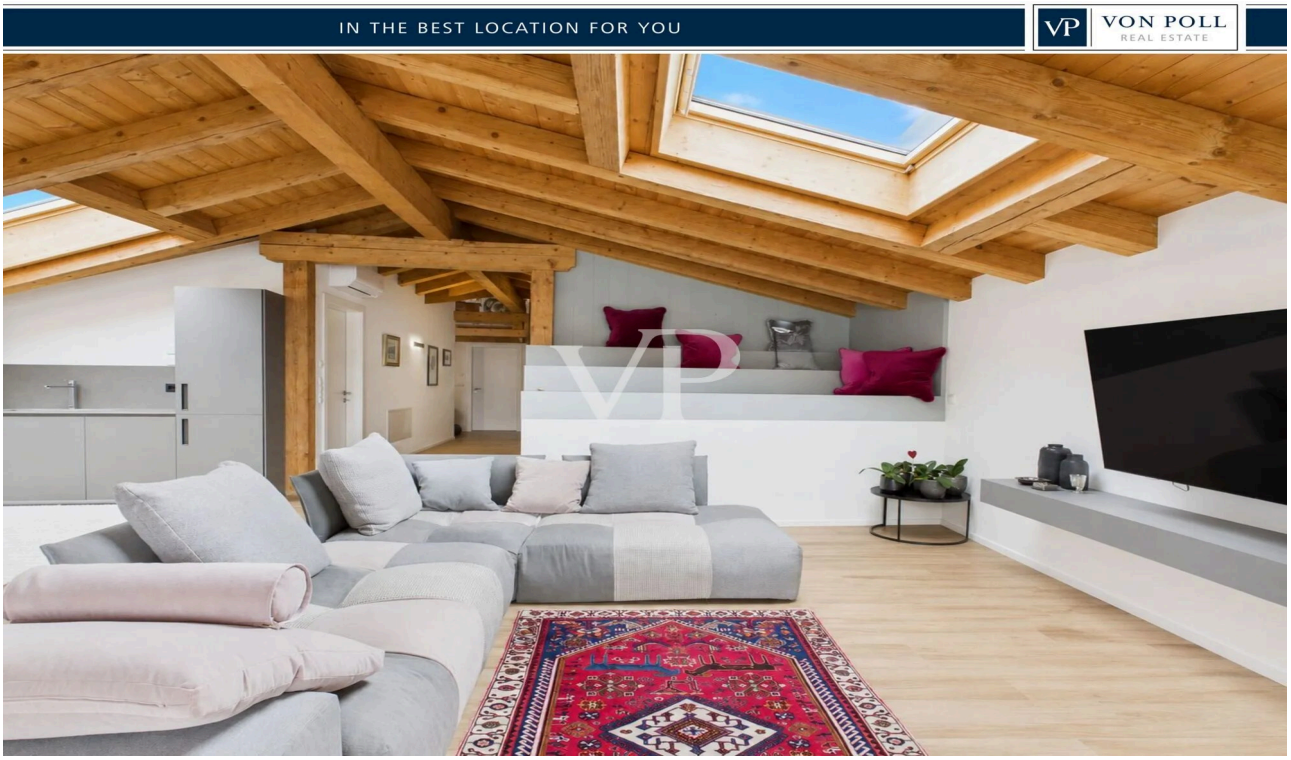
Merano

Exclusive penthouse with panoramic terrace in Merano's living room

Property ID: IT264153366



PURCHASE PRICE: 0 • LIVING SPACE: ca. 135 m^2 • ROOMS: 4

Property ID: IT264153366 - 39012 Merano

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Property ID: IT264153366 - 39012 Merano

At a glance

Property ID	IT264153366
Living Space	ca. 135 m²
Floor	4
Rooms	4
Bedrooms	2
Bathrooms	2
Year of construction	2022

Purchase Price	Auf Anfrage
Type	Penthouse
Total Space	ca. 187 m²
Condition of property	Modernised
Usable Space	ca. 168 m²
Equipment	Terrace

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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.

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The property





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The property





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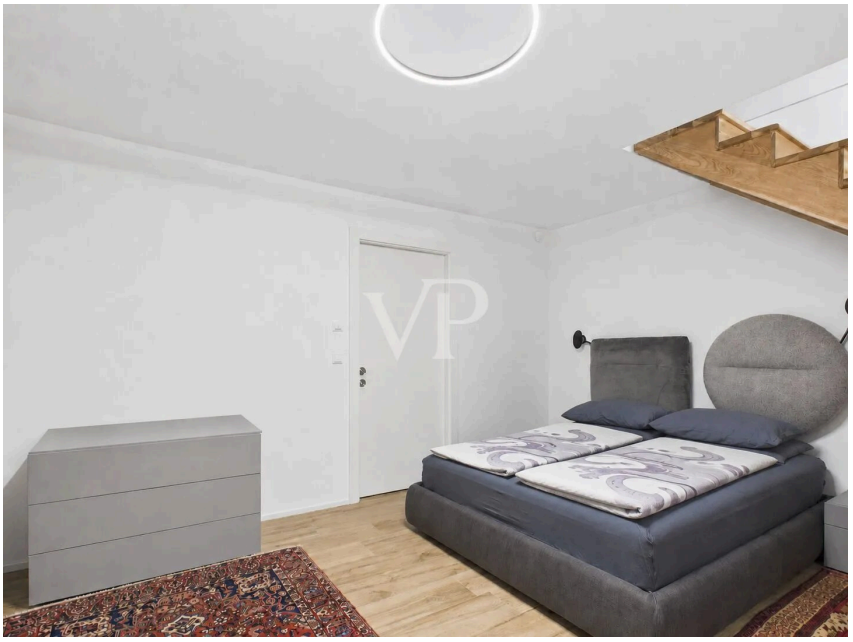
The property





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The property





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The property

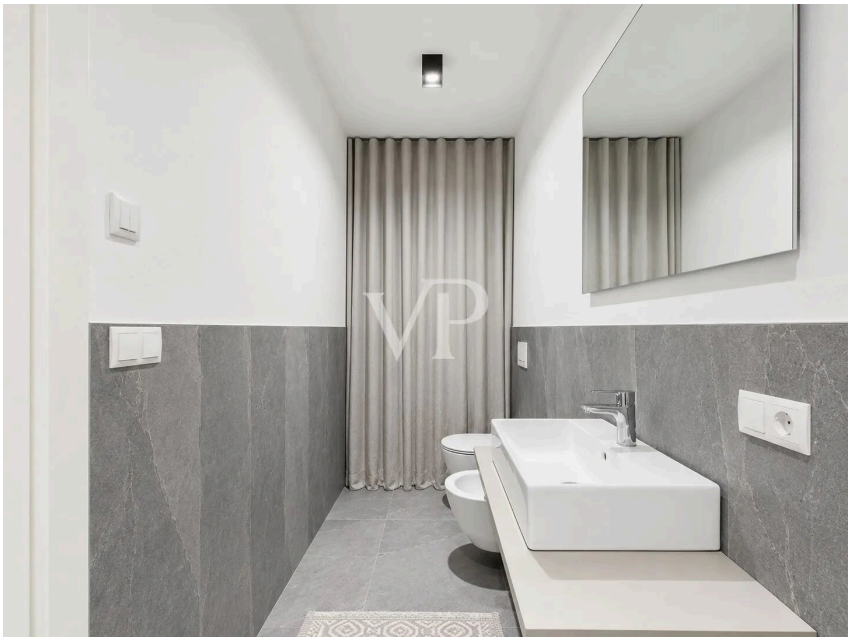




Property ID: IT264153366 - 39012 Merano

The property





Property ID: IT264153366 - 39012 Merano

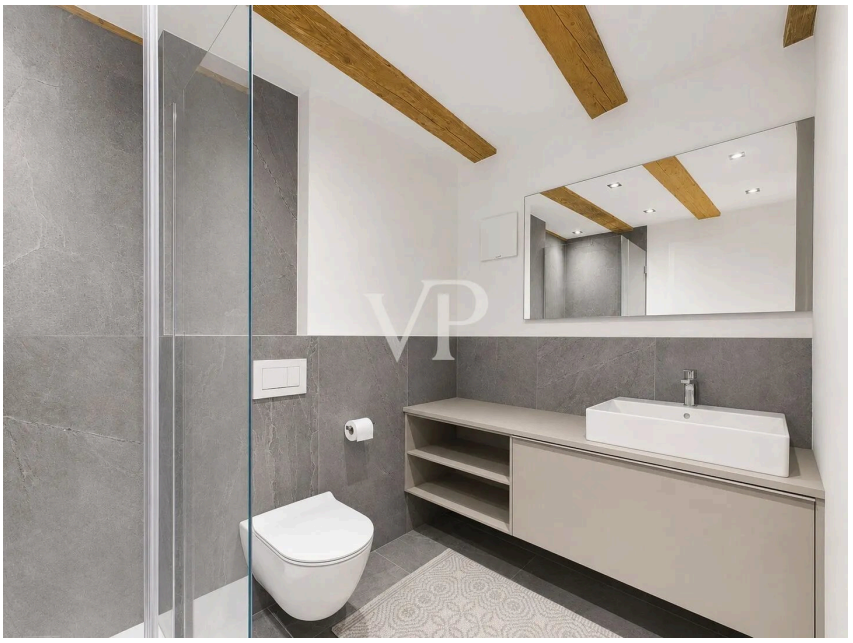
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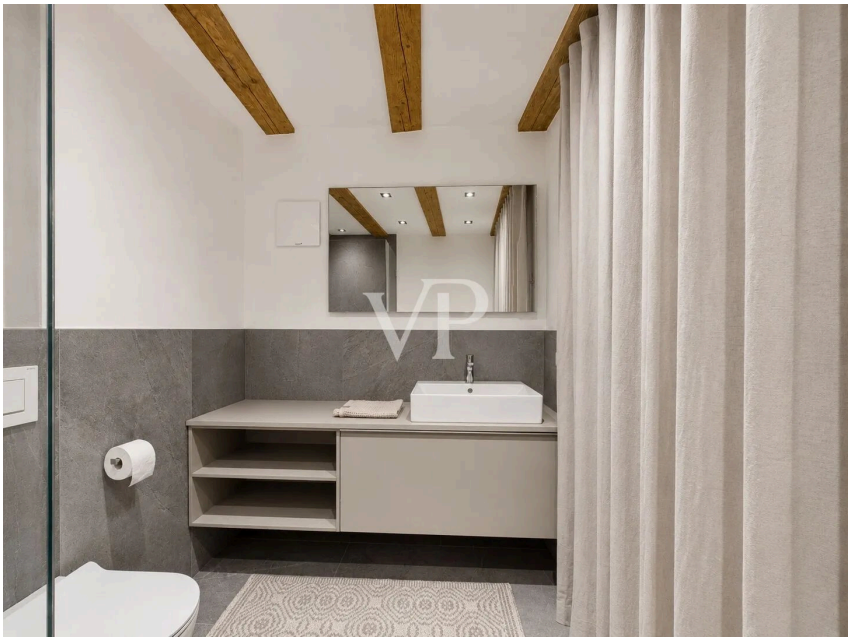




Property ID: IT264153366 - 39012 Merano

The property

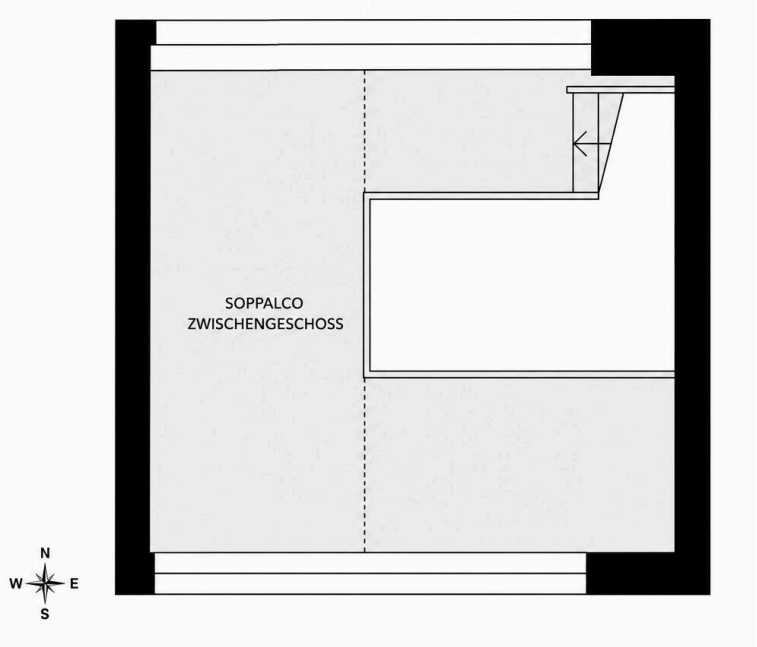




Property ID: IT264153366 - 39012 Merano

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: IT264153366 - 39012 Merano

A first impression

There are prestigious addresses. And then there are homes that manage to transform an address into a lifestyle. In the heart of Corso Libertà, one of Merano's most iconic and sought-after streets, we present a mansard-style penthouse of rare elegance, located on the top floor of a fully renovated historic building, where architectural charm meets contemporary comfort.
The elevator leads directly to the apartment's floor, ushering you into a space that captivates from the very first glance. The spacious entryway leads to an extraordinary living area characterized by high ceilings, airy spaces, and natural light that shifts throughout the day.
The spacious and striking living room blends seamlessly with a refined, open-concept designer kitchen, creating an ideal space for daily life and entertaining guests in a setting of absolute elegance.
From here, you enter the true highlight of the home: a splendid south-facing terrace, an outdoor space to enjoy in every season, with an unobstructed view of the Kurhaus and the city's rooftops. A privileged spot to enjoy breakfast in the sun, read a book, or share a dinner on summer evenings.
On the same level, you'll find a practical storage room, an elegant bathroom with a window and a shower, and a large bedroom.
Heading down to the lower level, there is a second major sleeping area consisting of a spacious master bedroom with an en-suite bathroom featuring a window and a large shower, designed to ensure comfort and privacy.
The entryway also leads to a charming attic loft, currently used as a study, illuminated by large windows on both sides. It is a versatile and charming space, perfect for working from home, pursuing personal interests, or creating a dedicated area for reading and relaxation.
The home is in impeccable condition—as good as new—and is equipped with air conditioning, underfloor heating, and an alarm system, offering a modern and comfortable living experience without sacrificing the charm of its historic character.
The location is one of this property's greatest assets. Living on Corso Libertà means having the best of Merano literally right outside your door: the thermal baths, the Kurhaus, the Puccini Theater, walks along the Passirio River, boutiques, cafés, restaurants, and all major amenities within a few minutes' walk.
This is not simply a home in the center of Merano. It is a residence that allows you to experience the city from a privileged vantage point, surrounded by beauty, comfort, and authenticity.

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Details of amenities

The strengths of this property are as follows:
- Property fully renovated in 2022
- Elevator (a privilege in a historic apartment building)
- Large Terrace with southern exposure
- Differentiated underfloor heating for each room
- Independent condensing boiler
- Air conditioning cold/hot
- Velux with radio-controlled opening
- Radio-controlled velux shutters
- Perimeter alarm system
- Volumetric alarm system

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All about the location

Corso Libertà is located in one of the most prestigious and representative locations in Merano, in the heart of the city. Living in this area means being able to enjoy everything that makes Merano one of the most popular locations in South Tyrol: elegance, services, quality of life and a unique atmosphere that combines Central European tradition and contemporary style.
Among the main strengths of the area:
Very central location that allows you to experience the city completely on foot, without the need to use a car in your daily routine.
One of the most sought-after and prestigious addresses in Merano, characterized by stately buildings, quality stores and a well-kept urban context.
Within walking distance are the renowned Merano Thermal Baths, a symbol of the city and a landmark for wellness and relaxation.
Immediate proximity to the promenades along the Passirio, ideal for walking, practicing sports or simply enjoying the landscape.
In the immediate vicinity are the prestigious Kurhaus Merano and the Puccini Theater, the heart of the city's cultural life.
Wide availability of restaurants, cafes, boutiques, pharmacies, supermarkets and all major services reachable in a few minutes.
Excellent connections with public transportation, bike paths and city road network.
Context particularly appreciated by both residents and international clientele for the combination of urban comfort and residential quality.
Elegant and lively neighborhood throughout the year, thanks to the cultural events, markets, and numerous events that enliven the historic center.
High property value retention over time, favored by the exclusive location and constant housing demand.
One of the most appreciated aspects is the possibility of experiencing Merano at its best: strolling through the historic arcades, reaching the thermal baths in a few minutes, stopping at a café in the center or enjoying an evening at the theater, all within walking distance from home.
All in all, Corso Libertà represents one of the city's most exclusive addresses, a location that combines prestige, convenience and quality of life in one of South Tyrol's most sought-after settings.

Property ID: IT264153366 - 39012 Merano

Contact partner

For further information, please contact your contact person:

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