

Merano – Bolzano

Wonderful Penthouse with terrace

Property ID: IT23415872



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PURCHASE PRICE: 580.000 EUR • LIVING SPACE: ca. 110 m² • ROOMS: 4

Property ID: IT23415872 - 39012 Merano – Bolzano

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At a glance

| | | | |
|----------------------|------------------------|----------------|------------------------|
| Property ID | IT23415872 | Purchase Price | 580.000 EUR |
| Living Space | ca. 110 m ² | Commission | Subject to commission |
| Floor | 3 | Total Space | ca. 133 m ² |
| Rooms | 4 | Equipment | Terrace, Fireplace |
| Bedrooms | 2 | | |
| Bathrooms | 2 | | |
| Year of construction | 1993 | | |

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Energy Data

| | |
|--------------------|-----------------------------------------------------------------------------|
| Type of heating | Single-storey heating system |
| Energy information | At the time of preparing the document, no energy certificate was available. |

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A first impression

Located in an elegant residential context, this beautiful penthouse occupies the third and top floor of a building with elevator, ensuring privacy and tranquility. The property gives unparalleled views of the surrounding mountains and apple orchards, which can be enjoyed from a magnificent terrace, perfect for relaxing moments or aperitifs with friends. Completely renovated in February 2023 and bathroom on the upper level redone in December 2024, the apartment is on two levels connected by a refined oak staircase. The entrance opens onto a large and bright living area, embellished by a large sliding glass window overlooking the panoramic terrace. The eat-in kitchen, spacious and functional, is perfect for lovers of conviviality. On the same floor we also find a master bedroom with walk-in closet and an elegant windowed bathroom with tile shower. Climbing the stairs leads to a cozy sitting room, ideal as a relaxation area or study, followed by a second windowed bathroom, a practical storage room along the attic and a technical room with state-of-the-art boiler and washing machine. Completing the upper floor is a second bedroom of no less than 15 sqm. Included in the offer is a convenient 6 sq m cellar. Available, with extra price, two single garages equipped with automated sectional doors and integrated in the home automation system. This exclusive residence is the ideal solution for those who want a refined, comfortable home nestled in a unique setting with spectacular views.

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Details of amenities

The penthouse combines the warmth of spruce beams with cutting-edge technological solutions designed for maximum comfort and energy efficiency:

- Photovoltaic system with on-site exchange
- Home automation for energy, air conditioning, security and heating management
- Armored door with smart lock and fire sensor
- Automated windows
- Alarm system, video intercom and internal and external video surveillance

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All about the location

A conveniently located apartment for convenient and stress-free living. This apartment enjoys a prime location, perfect for those who want to combine convenience and quality of life. Thanks to the wide range of services in the immediate vicinity, you will be able to meet every daily need without having to deal with long commutes. The presence of bus stops and a bike path ensures flexible and sustainable mobility solutions, while the proximity to the MEBO ensures quick and easy connections for out-of-town travel. This property is ideal for those seeking the perfect balance of domestic tranquility and immediate access to all amenities. Don't miss out on this extraordinary opportunity - contact us today to arrange a viewing!

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Contact partner

For further information, please contact your contact person:

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