

Kurstadt Meran – Südtirol [Trentino-Alto Adige]

# Modern apartment with a magnificent view of the Merano mountains

Property ID: IT244151288



PURCHASE PRICE: 825.000 EUR • LIVING SPACE: ca. 94 m<sup>2</sup> • ROOMS: 3

Property ID: IT244151288 - 39012 Kurstadt Meran – Südtirol [Trentino-Alto Adige]

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

Property ID: IT244151288 - 39012 Kurstadt Meran – Südtirol [Trentino-Alto Adige]

## At a glance

Property ID	IT244151288
Living Space	ca. 94 m <sup>2</sup>
Available from	According to the arrangement
Floor	4
Rooms	3
Bedrooms	2
Bathrooms	2
Year of construction	2017
Type of parking	1 x Outdoor parking space, 20000 EUR (Sale), 1 x Garage, 35000 EUR (Sale)

Purchase Price	825.000 EUR
Commission	Subject to commission
Total Space	ca. 138 m <sup>2</sup>
Usable Space	ca. 0 m <sup>2</sup>
Equipment	Terrace

Property ID: IT244151288 - 39012 Kurstadt Meran – Südtirol [Trentino-Alto Adige]

## Energy Data

Type of heating	District heating	Energy Certificate	Energy demand certificate
Energy Source	Remote	Final Energy Demand	13.00 kWh/m <sup>2</sup> a
Energy certificate valid until	08.11.2027	Energy efficiency class	A

Property ID: IT244151288 - 39012 Kurstadt Meran – Südtirol [Trentino-Alto Adige]

## The property



Property ID: IT244151288 - 39012 Kurstadt Meran – Südtirol [Trentino-Alto Adige]

## The property



Property ID: IT244151288 - 39012 Kurstadt Meran – Südtirol [Trentino-Alto Adige]

## The property



Property ID: IT244151288 - 39012 Kurstadt Meran – Südtirol [Trentino-Alto Adige]

## The property





Property ID: IT244151288 - 39012 Kurstadt Meran – Südtirol [Trentino-Alto Adige]

## The property



Property ID: IT244151288 - 39012 Kurstadt Meran – Südtirol [Trentino-Alto Adige]

## The property



Property ID: IT244151288 - 39012 Kurstadt Meran – Südtirol [Trentino-Alto Adige]

## A first impression

Here we present you a modern apartment on the last floor with large terraces and great views of the Merano mountains. The apartment in mint condition is located, barrier-free accessible, on the fourth and last floor and consists of an entrance area, dining area, an open kitchen-living room, a master bedroom with dressing room and bathroom en-suite, a children's bedroom, daytime toilet with shower and a practical storage room. The south-west facing partly covered terraces are divided into two areas and are connected by a passageway, both offer a wonderful view of the surrounding mountains. The net living space is 94 m<sup>2</sup> and would therefore be designed for 3 bedrooms, if necessary, an additional bedroom can be realized. Large window areas provide bright and light-flooded rooms. In addition to the modern heating technology by means of district heating and underfloor heating, the apartment has a central ventilation system. The apartment is handed over with very high-quality built-in furniture and a very well equipped kitchen. In addition to the private cellar in the basement, there is also a single garage and a car parking space on the first floor. The apartment is not conventionated and can therefore be freely inhabited, used and rented. It is also ideal as a vacation apartment.

Property ID: IT244151288 - 39012 Kurstadt Meran – Südtirol [Trentino-Alto Adige]

## All about the location

Not far from the center of Merano in the immediate vicinity of the train station, this apartment convinces with great comfort in every respect. All infrastructures are in the immediate vicinity, an ideal starting point for all your plans. In a short time you can reach the expressway Mebo and the Küchelberg tunnel, which is currently under construction, in the direction of the Passeier Valley or the state road to the Vinschgau Valley. Within a short walking distance is the center of the lively spa town, which delights locals and visitors from all over the world all year round with its pretty historic buildings, cultural institutions, events, schools, stores, restaurants and much more. Summer and winter sports fans alike will find countless opportunities and ideal conditions in the immediate vicinity to pursue their hobby extensively.

Property ID: IT244151288 - 39012 Kurstadt Meran – Südtirol [Trentino-Alto Adige]

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

---

Drususallee 265/Viale Druso 265 Bozen / Bolzano

E-Mail: [bozen@von-poll.com](mailto:bozen@von-poll.com)

*To Disclaimer of von Poll Immobilien GmbH*

---

[www.von-poll.com](http://www.von-poll.com)