

Merano

# VALUABLE DUPLEX IN HISTORIC BUILDING

Property ID: IT254151771



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PURCHASE PRICE: 795.000 EUR • LIVING SPACE: ca. 172 m<sup>2</sup> • ROOMS: 5

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## At a glance

Property ID	IT254151771
Living Space	ca. 172 m²
Floor	1
Rooms	5
Bedrooms	3
Bathrooms	3
Year of construction	1900

Purchase Price	795.000 EUR
Commission	Subject to commission
Total Space	ca. 235 m²

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## Energy Data

Energy Source	Gas
Energy certificate valid until	10.05.2034
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	200.00 kWh/m²a
Energy efficiency class	F

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## The property





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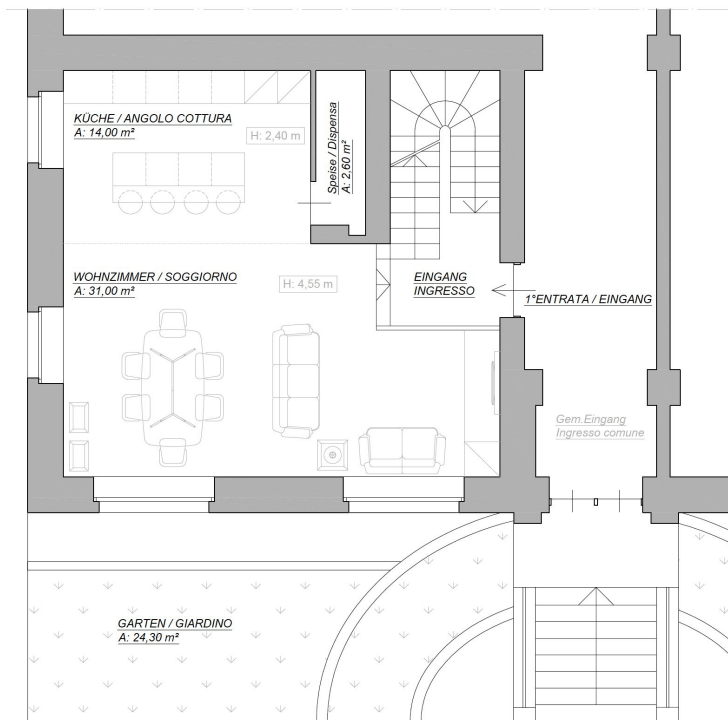
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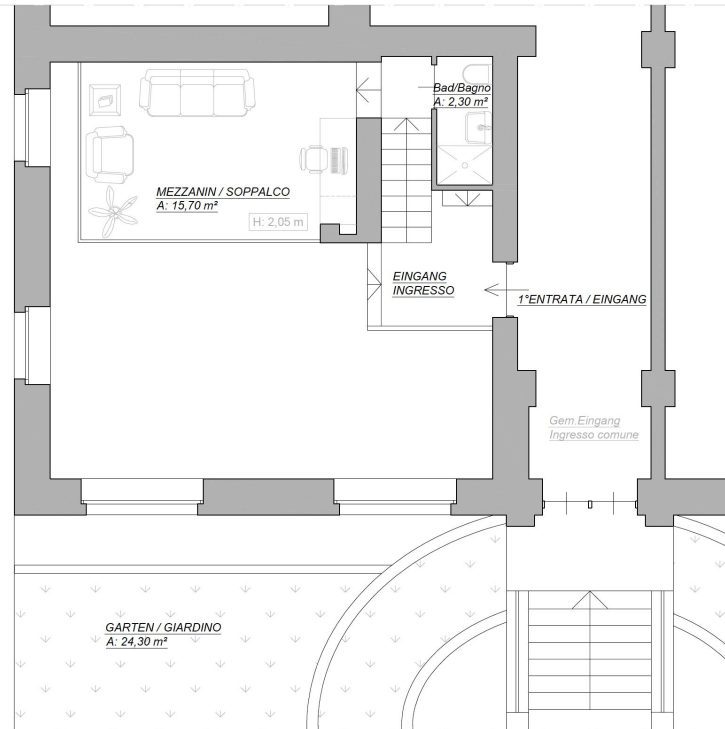
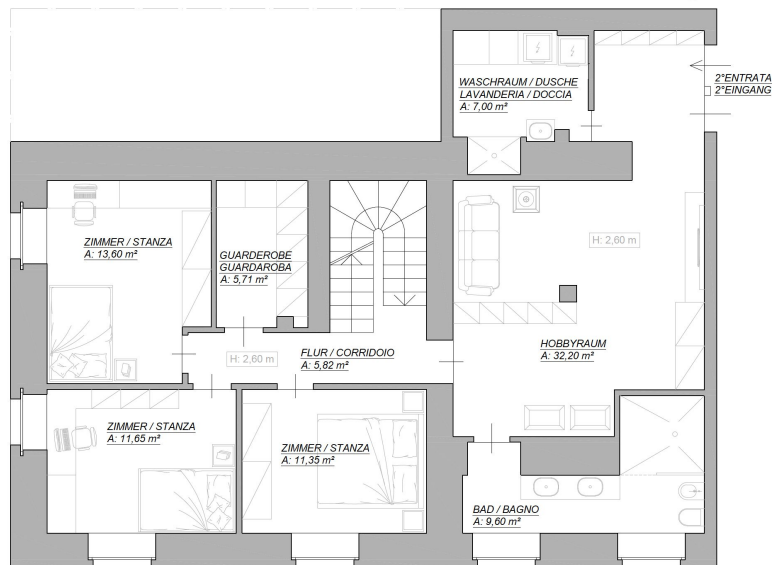
## The property



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# Floor plans

GRUNDISS DES WOHNBEREICHS - PLANIMETRIA ZONA GIORNO  
HOCHPARTERRE - PIANO RIALZATO

GRUNDISS DER MEZZANINE - PLANIMETRIA SOPPALCO  
MEZZANIN - MEZZANINOGRUNDISS DES SCHLAFBEREICHS - PLANIMETRIA ZONA NOTTE  
TIEFGESCHOSS - PIANO SEMINTERRATO

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.



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## A first impression

This splendid duplex apartment is located in one of the most elegant historic buildings in the city of Merano. Built in the early 1900s and subject to artistic and architectural heritage protection, the building has been entirely renovated while preserving its original architectural features. A large private park with century-old trees ensures maximum privacy for residents. The imposing entrance hall, which has undergone extensive restoration work, has brought to life the beautiful Venetian sown floors and the sumptuous marble and wrought-iron staircase.

The property is spread over two levels for a total of 172 sqm of floor space: the living area on the mezzanine floor and the sleeping area on the basement floor.

Mezzanine floor - Living area of 72 sqm walkable.

The entrance leads to a large open-plan area, characterized by high ceilings and large period windows that provide exceptional natural light. This area includes:

- A living room, an open kitchen and a dining room, integrated into one spacious and refined space.
- A practical pantry adjacent to the kitchen.
- A loft, accessible by internal staircase, which can be used as an office or relaxation area
- .
- A bathroom with shower.

Basement floor - Sleeping area of 100 sqm walkable.

An internal staircase leads to the sleeping area, located on the lower floor, which is entirely windowed (with the exception of the laundry room and hobbyraum). The large windows provide natural light and the environment is designed to the maximum living comfort. This area includes:

- Three bedrooms.
- A walk-in closet.
- A large bathroom with double sinks, sanitary ware and a modern shower with glass walls.
- A hobbyraum, used as a second living room, equipped with a sofa, bookcase and TV projector.
- A laundry room with separate shower area.

Equipment: Home automation and alarm system

The property has two independent entrances, one on each floor, offering the possibility of dividing it into two separate living units or using the lower area independently.

A private garden of about 20 sqm is part of this property.

Garage available extra.

Maia Alta is one of Merano's most elegant neighborhoods, close to the historic center and characterized by villas and castles that are located in the heart of fabulous parks. Already in the Middle Ages it was chosen by the nobility and then again in the 19th century by wealthy families as a residence or vacation spot.

Within walking distance of the residences are schools, supermarkets, pharmacies, various stores, bars, and restaurants.

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## All about the location

Within walking distance of the residence are schools, supermarkets, pharmacies, various stores, bars and restaurants.

Obermais is one of the most elegant neighborhoods of Merano/South Tyrol, near the historic center and characterized by villas and castles surrounded by beautiful parks.

Already in the Middle Ages it was chosen by the nobility and then again in the 19th century by wealthy families as a place of residence or vacation.

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## Contact partner

For further information, please contact your contact person:

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