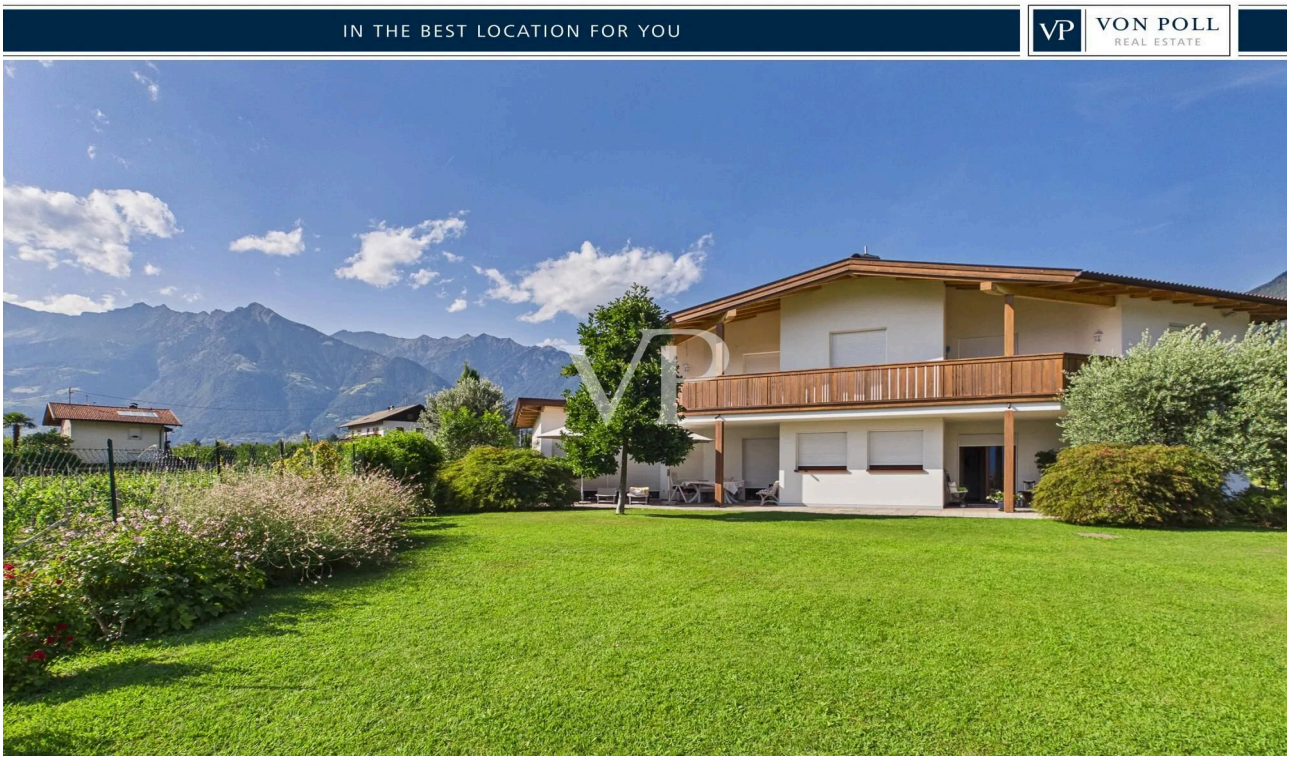
Meran – Merano

Detached villa in a sunny, green setting – Spacious garden with views of the South Tyrolean mountains

Property ID: IT264153151



PURCHASE PRICE: 2.300.000 EUR • LIVING SPACE: ca. 239 m^2 • ROOMS: 6 • LAND AREA: 1218 m^2

Property ID: IT264153151 - 39012 Meran – Merano

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

Property ID: IT264153151 - 39012 Meran – Merano

At a glance

Property ID	IT264153151
Living Space	ca. 239 m²
Rooms	6
Bedrooms	4
Bathrooms	3
Year of construction	2009

Purchase Price	2.300.000 EUR
House	Single-family house / Detached house
Total Space	ca. 389 m²
Usable Space	ca. 389 m²
Equipment	Terrace

Property ID: IT264153151 - 39012 Meran – Merano

Energy Data

Type of heating	Underfloor heating
Energy Source	Gas
Energy certificate valid until	12.06.2036

Energy Certificate	Energy demand certificate
Final Energy Demand	36.33 kWh/m²a
Energy efficiency class	A
Year of construction according to energy certificate	2009

Property ID: IT264153151 - 39012 Meran – Merano

The property





Property ID: IT264153151 - 39012 Meran – Merano

The property





Property ID: IT264153151 - 39012 Meran – Merano

The property





Property ID: IT264153151 - 39012 Meran – Merano

The property





Property ID: IT264153151 - 39012 Meran – Merano

The property





Property ID: IT264153151 - 39012 Meran – Merano

The property





Property ID: IT264153151 - 39012 Meran – Merano

The property





Property ID: IT264153151 - 39012 Meran – Merano

The property





Property ID: IT264153151 - 39012 Meran – Merano

The property





Property ID: IT264153151 - 39012 Meran – Merano

The property





Property ID: IT264153151 - 39012 Meran – Merano

The property





Property ID: IT264153151 - 39012 Meran – Merano

The property





Property ID: IT264153151 - 39012 Meran – Merano

The property





Property ID: IT264153151 - 39012 Meran – Merano

The property





Property ID: IT264153151 - 39012 Meran – Merano

The property





Property ID: IT264153151 - 39012 Meran – Merano

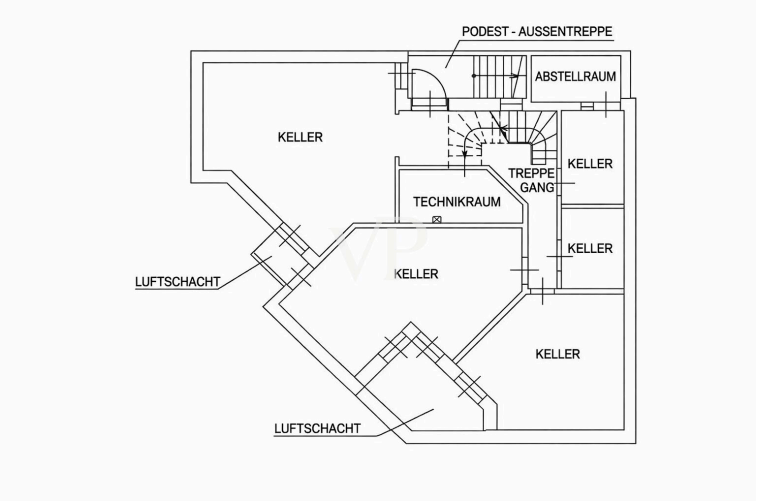
The property

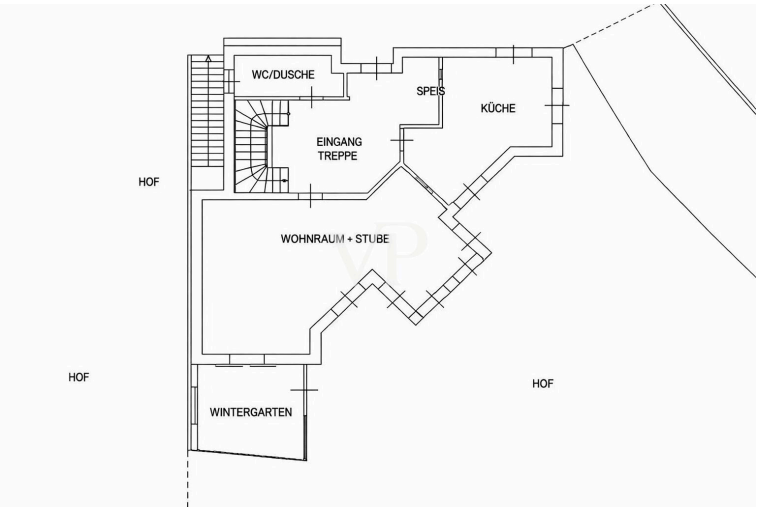


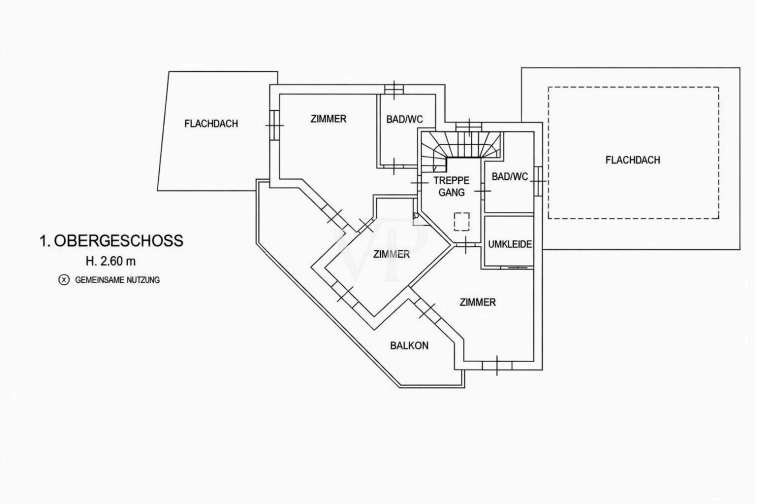


Property ID: IT264153151 - 39012 Meran – Merano

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: IT264153151 - 39012 Meran – Merano

A first impression

Located in one of Merano's most sought-after residential areas, nestled in an idyllic natural landscape yet just a few minutes' walk from the historic city center, this exceptional detached villa is a true rarity. The property combines absolute tranquility and privacy with excellent amenities, offering a unique living environment for those who wish to combine a lifestyle close to nature with urban comforts.

Set on a spacious lot of approximately 1,218 m², the property features a sprawling, lovingly landscaped private garden with magnificent views of the surrounding South Tyrolean mountains. The green surroundings, the sunny orientation, and the exceptional privacy lend the property a very special charm and create a place to feel at ease and relax.

The villa features a net living area of approximately 239 m² and impresses with its spacious layout, light-filled living areas, and numerous possibilities for use. High-quality materials, traditional elements, and modern home technology create a harmonious blend of timeless elegance and cozy living comfort.

The heart of the home is the spacious living area with direct access to the garden. A traditional South Tyrolean "Stube" lends the living space a warm and authentic atmosphere and, together with the classic wood-burning stove, forms a cozy focal point for social gatherings with family and friends. Large windows ensure bright rooms and offer a beautiful view of the surrounding greenery.

The villa offers a total of four spacious bedrooms, providing ample room for the entire family as well as guests or a home office. The living space is complemented by three comfortable bathrooms that ensure a high level of functionality and comfort.

Another major advantage is the fully finished basement. Here, five spacious basement rooms are available, which can be ideally used as a hobby room, fitness area, wine cellar, workshop, storage space, or customized to suit individual needs.

The outdoor area also leaves nothing to be desired. In addition to the expansive garden, the property features a covered two-car garage, several additional outdoor parking spaces in the courtyard, and a separate storage room for garden furniture and tools, or for storing all the equipment needed for outdoor maintenance.

Underfloor heating in all living areas ensures a comfortable living environment by providing even and energy-efficient heat distribution. The traditional wood-burning stove stylishly complements the heating system and creates a particularly cozy atmosphere, especially during the winter months.

This exceptional villa combines spaciousness, privacy, a connection to nature, and the highest standard of living. The combination of its peaceful, green setting, its close proximity to the city center of Merano, the spacious lot, and the high-quality finishes makes this property a rare opportunity on the South Tyrolean real estate market.

A property that meets the highest standards and offers its future owners an exclusive home in one of Merano's most beautiful residential areas.

Property ID: IT264153151 - 39012 Meran – Merano

All about the location

Merano has always been one of South Tyrol's most sought-after places to live. This historic spa town combines Mediterranean charm with an Alpine backdrop and offers an exceptional quality of life that is appreciated far beyond the region's borders. Palm trees and cypresses shape the cityscape just as much as the imposing peaks of the Texel Group—a unique interplay of nature, culture, and urban life.

The property is located on Schotterwerkstraße, a pleasantly quiet residential street in the western part of Merano. The location stands out for its balanced combination of privacy, good infrastructure, and short distances. The historic city center, with its picturesque arcades, exclusive boutiques, cozy cafés, and excellent restaurants, is just a few minutes away and invites you to take leisurely strolls and linger.

The famous Passer Promenade, the magnificent gardens of Trauttmansdorff Castle, and the renowned Merano Thermal Baths are also within easy reach, underscoring the high recreational and leisure value of this residential area. Numerous green spaces, walking and biking trails, and the surrounding vineyards create a natural living environment and offer a wide range of opportunities for active leisure pursuits in every season.

The infrastructure leaves nothing to be desired: Shops, bakeries, schools, kindergartens, pharmacies, banks, and medical facilities are all in the immediate vicinity and easily accessible. At the same time, excellent connections to public transportation and the regional road network ensure optimal mobility within the city and beyond.

Merano embodies a way of life that harmoniously blends pleasure, culture, and nature. A diverse program of events, renowned restaurants, traditional wineries, and numerous sports and recreational activities make the city a vibrant and attractive place to live all year round. Whether it's relaxing in the well-maintained parks, taking long hikes in the surrounding mountains, or enjoying a cappuccino under the palm trees in the old town —here, urban comfort blends with the southern European way of life in a unique way.

Property ID: IT264153151 - 39012 Meran – Merano

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Drususallee 265/Viale Druso 265, 39100 Bozen/Bolzano (BZ)
Tel.: +39 0471 20 90 20
E-Mail: bozen@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com