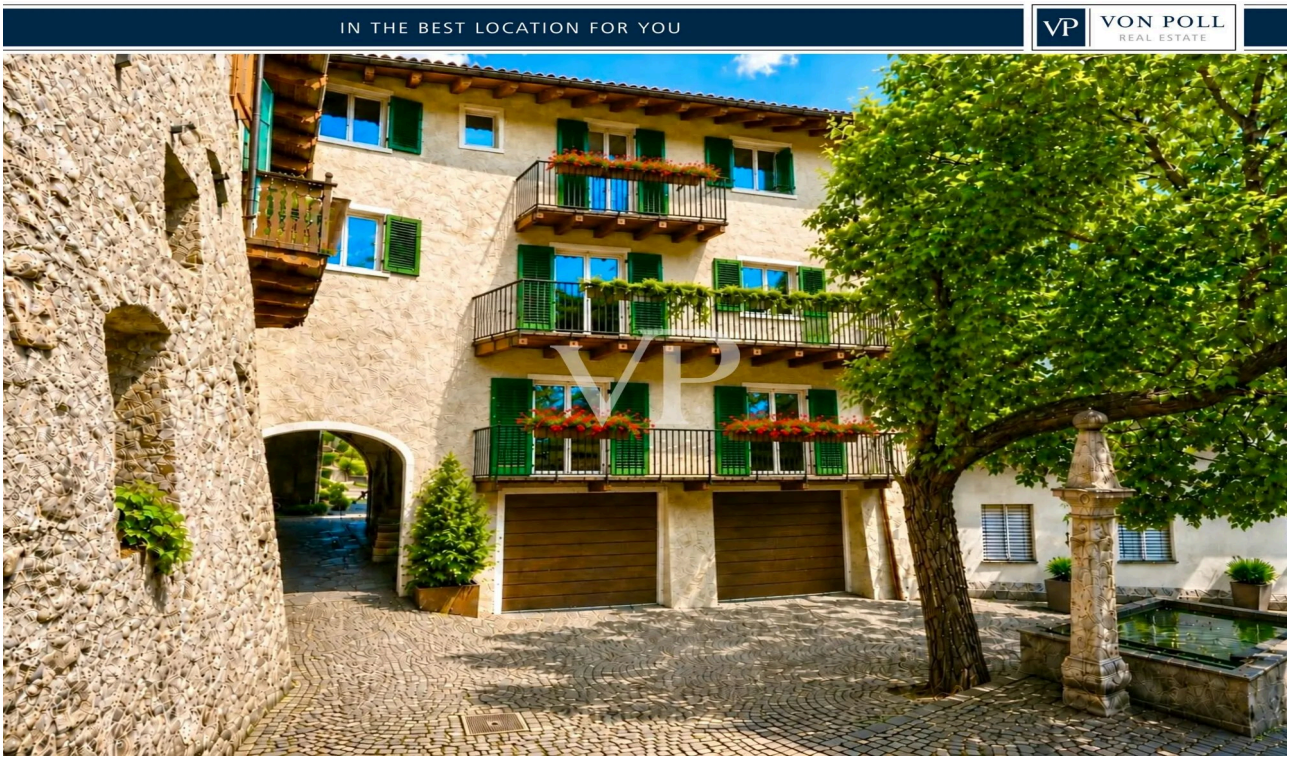
Tramin - Termeno – Termeno sulla Strada del Vino

Attractive new duplex apartment in the historic center of Tramin

Property ID: IT264153226



PURCHASE PRICE: 475.000 EUR • LIVING SPACE: ca. 82 m^2 • ROOMS: 5

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At a glance

Property ID	IT264153226
Living Space	ca. 82 m²
Floor	3
Rooms	5
Bedrooms	2
Bathrooms	3
Year of construction	2026
Type of parking	1 x Garage, 40000 EUR (Sale)

Purchase Price	475.000 EUR
Type	Apartment
Total Space	ca. 131 m²
Condition of property	Shell
Equipment	Fireplace, Balcony

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Energy Data

Type of heating	Underfloor heating
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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A first impression

Located in the heart of Tramin's historic town center, this charming historic building is undergoing a complete renovation and will be divided into just three new, exclusive residential units.
On the first floor, above the garages, there is a two-room apartment, and on the second floor, a three-room apartment. The spacious duplex apartment offered for sale here extends across the third floor and the attic space above it.

Access to the apartment begins on the second floor. A private staircase leads to the apartment's main entry area. From here, on the left, there is a guest restroom and a convenient storage room. On the right is the master bedroom, which measures over 17 m² and features a directly adjoining en suite bathroom. This floor is complemented by another bedroom as well as the spacious living and dining area. From here, an internal staircase also leads to the attic space above. Here, you'll find another bathroom as well as two additional, versatile rooms.
The cozy balcony is accessible directly from the living area and faces south toward the quiet courtyard.

Even the stylish entrance through the historic vaulted passageway conveys a unique sense of home and underscores the special character of this property. Generous, triple-glazed windows ensure bright living spaces and create a pleasant living atmosphere.

Thanks to the comprehensive renovation, the building meets the highest standards for living quality and energy efficiency. The projected energy efficiency class of B/C reflects energy-efficient construction and contributes to low heating costs as well as reduced operating costs in the long term. Heating is provided by an autonomous gas boiler with comfortable underfloor heating. Additionally, there is the option to install a wood-burning stove in the living area, which adds a special touch of coziness.

Another advantage is the attractive tax benefits: for the renovation, you can take advantage of the so-called BonusCasa, making the investment even more worthwhile. The future has also been taken into account: designated areas on the shared roof have already been set aside for the potential installation of a photovoltaic system (3 kWp). The purchase of a PV system is currently eligible for tax incentives—with a 50% tax deduction for primary residences and a 36% deduction for second homes (in accordance with currently applicable legal provisions). Additionally, provisions have already been made for the installation of an air conditioning system.

The property will be handed over turnkey. Floor coverings, as well as bathroom fixtures and fittings, can be individually selected from the provided range of options according

to personal preferences. It is not subject to any state restrictions or agreements and can be used as a primary residence or a second home.

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All about the location

The property is located on Alexander-von-Keller-Weg, a quiet side street in the historic town center of Tramin an der Weinstraße—one of South Tyrol's most traditional and popular wine-growing towns. The location combines the charms of a time-honored village center with easy access to all the amenities needed for daily life. Shops, cafés, restaurants, bakeries, and public transportation are all within easy walking distance.

Tramin is known far beyond the region's borders as the home of Gewürztraminer and captivates visitors with its historic townscape, winding alleys, listed mansions, and a vibrant wine culture. Numerous wine taverns, wineries, and traditional events give the town a special charm and make it one of the most attractive places to live and vacation along the South Tyrolean Wine Route.
The surrounding area offers excellent opportunities for leisure and recreation. Lake Kaltern, just a few minutes' drive away, along with expansive vineyards and numerous walking, hiking, and biking trails, invite you to enjoy a wide range of outdoor activities.

Thanks to convenient transportation links, the cities of Bolzano and Merano, as well as the Neumarkt/Auer highway exit, are just a short drive away. The location thus combines an authentic South Tyrolean way of life with excellent infrastructure and a high quality of life.

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Contact partner

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