Meran – Südtirol [Trentino-Alto Adige]

Primary residence or Vacation Home? Central and quiet location on the Passer

Property ID: IT244921193

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PURCHASE PRICE: 395.000 EUR • LIVING SPACE: ca. 53 m^2 • ROOMS: 2

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At a glance

Property ID	IT244921193	Purchase Price	395.000 EUR
Living Space	ca. 53 m²	Commission	Subject to commission
Rooms	2	Total Space	ca. 78 m²
Bedrooms	1	Usable Space	ca. 69 m²
Bathrooms	1	Equipment	Terrace
Type of parking	1 x Garage		

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Energy Data

Energy Source	Gas

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

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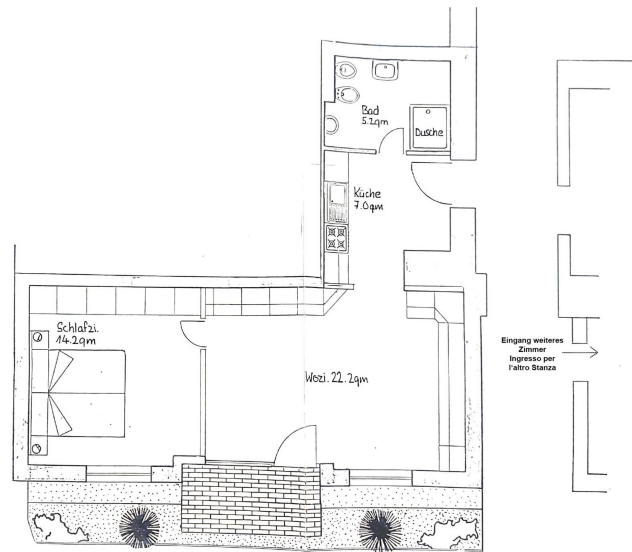
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Floor plans

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A first impression

This elegant apartment in the heart of Merano offers you high-quality living in a first-class location. Situated directly on the Passer river and in the quietest of surroundings, this apartment is the perfect retreat that is also just a short walk from the center and has a wonderful view. The apartment is located in a stylish building and offers a spacious layout. The extensive green areas on the south side of the residential complex and the immediate proximity to the Passer river guarantee maximum privacy and relaxation. The well-kept condition of the apartment contributes to the harmonious overall picture. The apartment has an inviting entrance area that flows seamlessly into the kitchen, as well as a spacious living room with access to the terrace and private garden. The living room is furnished with high-quality carpentry furniture and is flooded with light thanks to its southern orientation. The bedroom and bathroom, which was modernized in 2012, offer comfort and convenience. The bathroom is equipped with a shower, toilet, bidet, urinal and towel radiator. There is also an adjoining room or hobby room that belongs exclusively to the apartment and is perfect as an additional guest room or hobby room. In addition to a cellar for extra storage space, there is a lockable garage in the underground car park for security and convenience. The terrace and private garden area allow you to enjoy the sun and nature to the full. This offer is suitable both as a primary residence and as a vacation home and is ideal for buyers looking for a combination of close proximity to the city and yet quiet surroundings. If you are looking for an apartment that offers everything from a prime location to high-quality amenities, then this is the right choice for you. Contact us today to arrange a viewing and get to know this special apartment in Merano!

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Details of amenities

-The heating, as well as the hot water preparation, is operated with an autonomous gas heating system, which makes you independent from the condominium in this respect.
-The bathroom was renovated to a high standard in 2012.
-The adjoining room can also be heated.

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All about the location

Merano: The charming spa town in the heart of South Tyrol Merano/Meran is a town that combines tradition and modernity in perfect harmony. Nestled in the breathtaking landscape of the South Tyrolean Alps, Merano is a lively place with a rich cultural heritage and a wide range of offers for residents and visitors alike. A paradise for nature and culture lovers The area surrounding Merano/Meran is a paradise for nature lovers and outdoor enthusiasts. The majestic mountains that surround the city invite you to go hiking, climbing and skiing. At the same time, the beautiful parks and gardens in the city are a popular destination for walks and relaxation. Particularly noteworthy is the famous "Gardens of Trauttmansdorff Castle", which are known worldwide for their themed gardens and exotic plants. Historical flair and modern quality of life Merano has a rich history, which can be seen in the architecture and historical sites of the city. The old town with its medieval arcades and traditional buildings is a living testimony to the past. At the same time, Merano offers all the amenities of a modern city with a wide selection of shopping facilities, restaurants and cultural events. Focus on health and wellness Merano is also a well-known destination for wellness and health. Terme Merano, a state-of-the-art spa and wellness center, attracts people from all over the world looking for relaxation and recreation. Here visitors will find a variety of thermal pools, saunas and relaxation areas that are perfect for regenerating body and mind. A city with diversity and quality of life Merano is proud of its diversity and tolerance. The city is a melting pot of cultures where people of different nationalities and backgrounds are welcome. This is also reflected in the gastronomy, which offers a mix of traditional South Tyrolean cuisine and international dishes. Events and festivals throughout the year Merano is a lively place all year round, with a variety of events and festivals that attract visitors. The Merano Grape Festival, the Merano Music Festival and the Christmas markets are just some of the highlights in the calendar of events. These festivals offer a great opportunity to get to know the local culture and traditions. A city to fall in love with With its breathtaking scenery, rich cultural heritage and high quality of life, Merano is a place that is easy to fall in love with. Whether you live here or are visiting as a tourist, Merano has something to offer everyone. The combination of nature, culture and well-being makes this town a unique place in South Tyrol.

Contact partner

For further information, please contact your contact person:

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