

Marling – Südtirol [Trentino-Alto Adige]

# Modern apartment with large terrace and panoramic views

Property ID: IT244151334



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PURCHASE PRICE: 260.000 EUR • LIVING SPACE: ca. 41 m<sup>2</sup> • ROOMS: 2

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## At a glance

Property ID	IT244151334
Living Space	ca. 41 m²
Available from	According to the arrangement
Floor	3
Rooms	2
Bedrooms	1
Bathrooms	1
Year of construction	2018
Type of parking	1 x Garage, 28000 EUR (Sale)

Purchase Price	260.000 EUR
Total Space	ca. 64 m²
Usable Space	ca. 0 m²
Equipment	Terrace

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## Energy Data

Type of heating	Underfloor heating
Energy Source	Pellet
Energy certificate valid until	14.05.2028
Power Source	Pellet-Fuelled

Energy Certificate	Energy demand certificate
Final Energy Demand	25.00 kWh/m²a
Energy efficiency class	A

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## The property





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## A first impression

Today we present you a beautiful, modern apartment with far-reaching views. The bright and well laid out two-room apartment has a practical entrance area, a bedroom, a bathroom with window and a cozy eat-in kitchen. A special highlight of the apartment is the inviting terrace, which offers you a variety of uses - be it for relaxing after a long day or for cozy get-togethers with guests. The terrace is fully covered and can be used all year round. Enjoy the first rays of sunshine and the fantastic view of Merano and the surrounding mountains. High energy efficiency, a great location and a very pleasant living ambience await you in the popular Dorfanger residential zone in Marling. A spacious cellar and a garage, which can be purchased separately, round off the attractive overall package.



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## All about the location

Marling, a picturesque municipality in South Tyrol, just a few kilometers west of the spa town of Merano. With a population of around 2,700 inhabitants, Marling offers a harmonious blend of traditional South Tyrolean culture and modern quality of life. The municipality stretches over an altitude of around 363 meters above sea level and is known for its impressive vineyards and orchards. The location of Marling offers breathtaking views of the surrounding mountains and valleys. Hiking and cycling trails criss-cross the region and offer numerous opportunities for outdoor leisure activities. The Marlinger Waalweg, a historic irrigation canal that meanders through the vineyards and offers hikers an idyllic route, is particularly popular. The proximity to Merano also expands the cultural and culinary offerings for residents and visitors to Marleno/Marling. This combination of natural surroundings and urban connections makes Marling an attractive place to live and vacation in South Tyrol.

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## Contact partner

For further information, please contact your contact person:

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