

Meran - Merano

Exclusive villa with large private garden in Merano

Property ID: IT264153151



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PURCHASE PRICE: 2.300.000 EUR • LIVING SPACE: ca. 230 m² • ROOMS: 6

Property ID: IT264153151 - 39012 Meran - Merano

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At a glance

Property ID	IT264153151	Purchase Price	2.300.000 EUR
Living Space	ca. 230 m ²	House	Single-family house / Detached house
Rooms	6	Commission	Subject to Commission
Bedrooms	4	Total Space	ca. 359 m ²
Bathrooms	3	Equipment	Terrace
Year of construction	2012		

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Energy Data

Energy Certificate

Energy demand
certificate

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The property



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The property



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The property

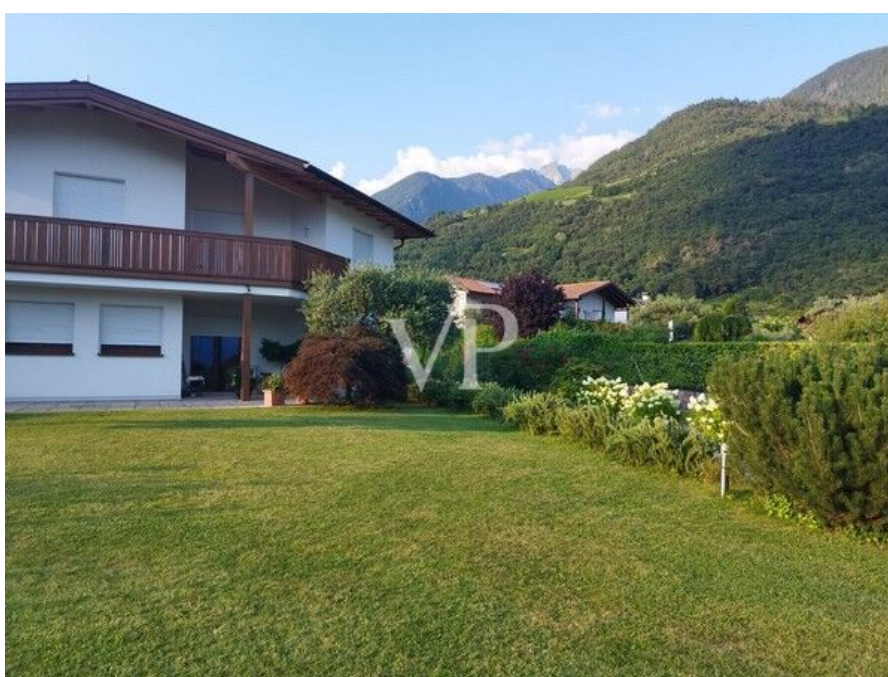


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The property



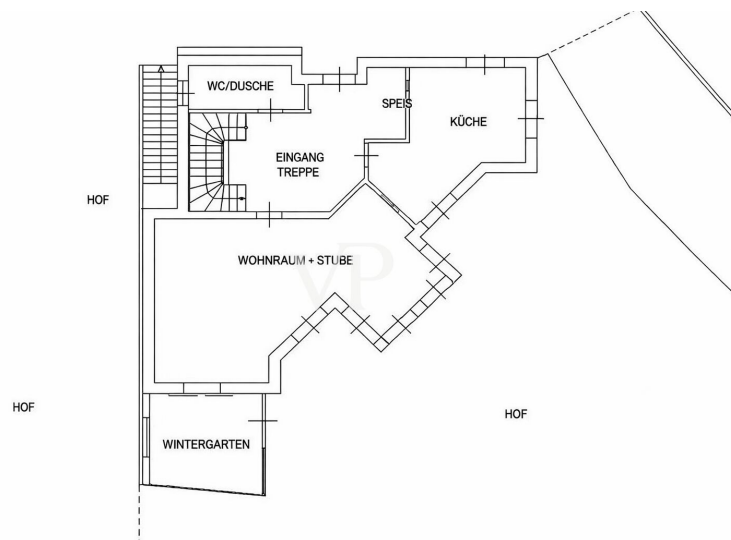
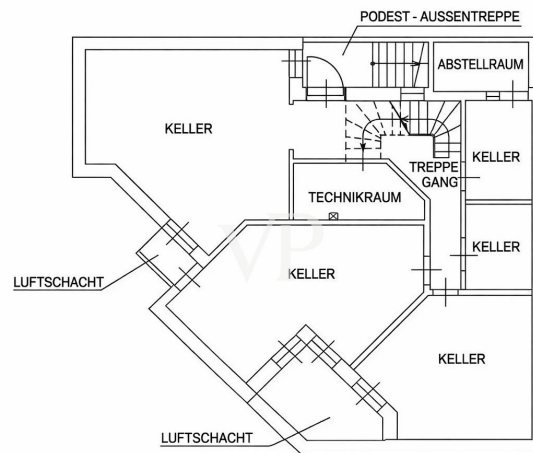
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The property



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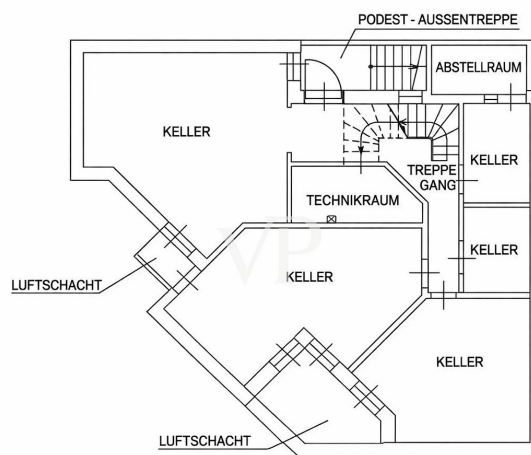
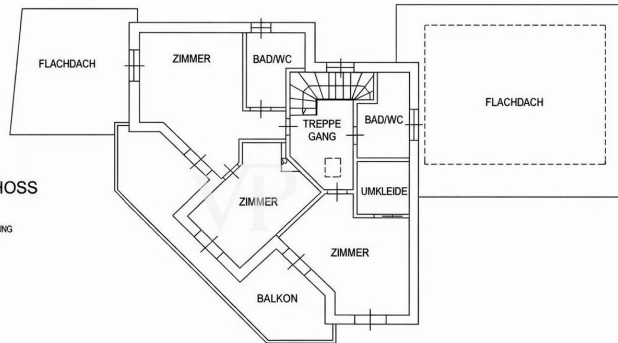
Floor plans

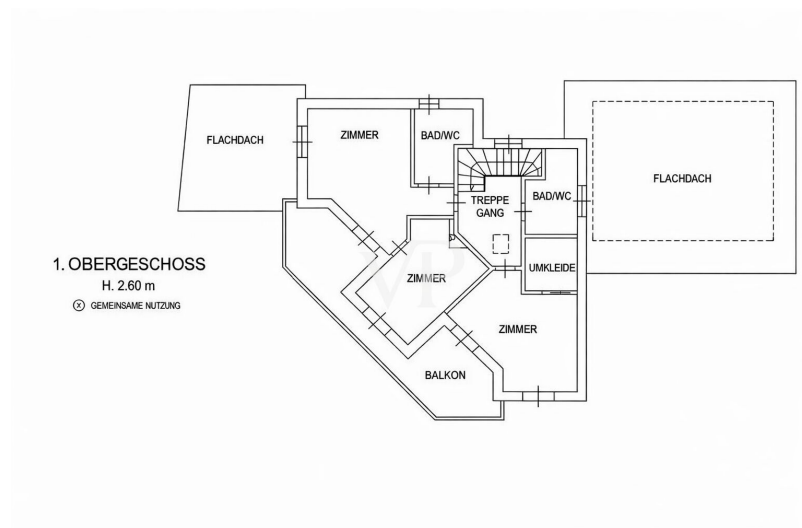
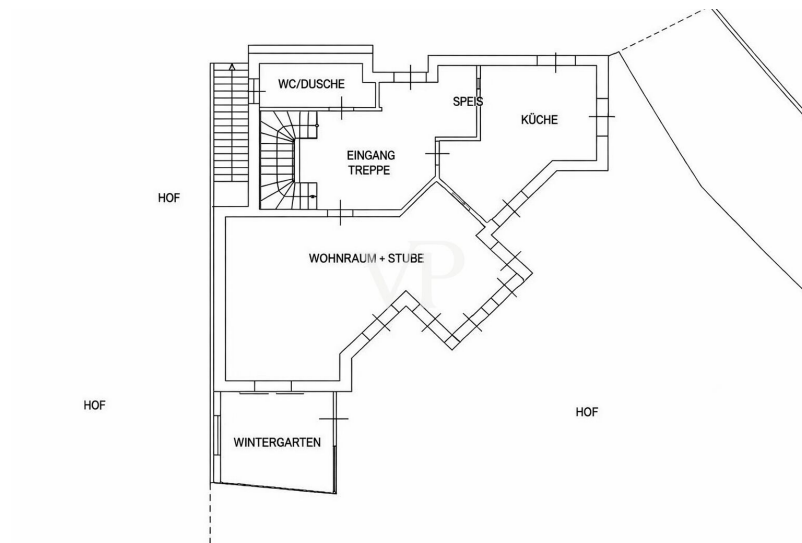


1. OBERGESCHOSS

H. 2.60 m

Ⓢ GEMEINSAME NUTZUNG





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

On Via della Cava in Merano we offer for sale an exclusive single-family villa of an impressive 359 square meters. Built in 2012, the property is maintained in excellent condition. The house has 4 spacious rooms, 3 bathrooms and kitchen, complemented by a private garden that surrounds the entire property. Equipped with independent heating, the property boasts quality finishes with wood and glass fixtures that ensure excellent thermal insulation. The interiors are partially furnished and the kitchen is already present. Outside, the property is surrounded by a private garden that gives maximum privacy and a green outlet ideal for outdoor relaxation. The solution includes garage, reserved parking spaces, cellar and a generous storage room.

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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 activities 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 lifestyle in a unique way.

The property's location brings all these qualities together and offers a home for people who value tranquility, quality of life, and the special atmosphere of one of South Tyrol's most beautiful cities.

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Contact partner

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