



## Secret Sale: Stylish old villa in a premium location in Merano - South Tyrol



### Agent Info

Name: ArKadia  
 Company Name:  
 Country: United Kingdom  
 Phone:  
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
 Price: USD 4,576,603.56

### Location

Country: Italy  
 State/Region/Province: Trentino-Alto Adige  
 City: Merano  
 ZIP code: 39012  
 Posted: Oct 11, 2025

### Description:

Secret Sale: Stylish old villa in a premium location in Merano - South Tyrol

A prestigious villa in one of Merano's most exclusive residential addresses is currently discreetly for sale. The location in the sought-after district of Maia Alta combines alpine elegance with Mediterranean flair in a unique way. Surrounded by historic villas, spacious parks and a noble atmosphere, this district is one of the absolute top locations in South Tyrol. Here you can enjoy the sun, peace and quiet, an impressive panorama and at the same time the proximity to the center of the traditional spa town.

### Property highlights:

- + Unique opportunity: villas of this quality are a distinct rarity in Obermais and are therefore particularly sought-after.
- + Pure privacy: The sunny and sheltered location guarantees living with the highest level of comfort and charm.
- + First-class surroundings: Embedded in an ensemble of well-kept, historic properties, you will experience an incomparable living ambience.

This villa not only gives you the opportunity to live in one of the most beautiful and stable value regions in the Alps, but also offers you space for your own personal ideas and design options.



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## Merano - South Tyrol's Mediterranean Alpine pearl

Nestled between the peaks of the Texel Group and the gentle course of the Adige lies Merano, a traditional spa town in South Tyrol that combines Alpine nature with Mediterranean flair. Known for its mild climate, its magnificent Art Nouveau architecture and the extensive promenades along the River Passer, Merano has been attracting visitors from all over the world for centuries - from Empress Sisi to today's leisure travelers.

Merano is not only a place of well-being, but also a cultural center with renowned events such as the Merano Music Weeks, the Grape Festival Parade or the elegant Merano WineFestival. The Merano Thermal Baths, designed by star architect Matteo Thun, combine modern wellness with a regional connection to nature and offer an exclusive retreat in the heart of the city.

## Obermais - Merano's most prestigious residential area

A special jewel of Merano is the elegant villa district of Maia Alta/Obermais, which is considered the absolute best location in the city. Located south-east of the city center, Obermais offers a magnificent view over the city, sunny slopes and a peaceful, green ambience - surrounded by well-tended parks, historic residences and magnificent gardens.

Here, luxury and quality of life are combined at the highest level. The proximity to the old town and the idyllic location at the foot of the vineyards and palm-lined avenues make Maia Alta the most sought-after residential area in Merano - both for locals and international second home owners. The good accessibility, proximity to renowned schools, golf courses and leisure facilities round off the overall picture.

We generally recommend having the building law situation checked by a specialist lawyer. All details are based exclusively on information provided to us by clients. Our company accepts no liability for the completeness, accuracy and currency of this information. Subject to errors and prior sale. Delivery by arrangement. Taxes, notary and land registry costs incurred on purchase are to be borne by the buyer. We would like to point out that, in the event of success, our activity will result in a brokerage commission and/or a commission on proof of purchase. In the case of a sale, the commission is 4.88% of the notarized purchase price. Our general terms and conditions apply.

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### **Common**

Finished sq. ft.: 517.33 sq m  
Lot Size: 2000 sq m

### **Lease terms**

Date Available:

### **Additional information**



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