



## Unique: Residence or B&B with 6 units and small wellness area in Val Passiria/Passeiertal - South Tyrol



### Информация об агенте

|                    |  |
|--------------------|--|
| Название:          | ArKadia  |
| Название компании: |  |
| Страна:            | Великобритания   |
| Телефон:           |  |
| Languages:         | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Детали объявления

|               |                  |
|---------------|------------------|
| Недвижимость: | На продажу       |
| Цена:         | USD 2,875,045.83 |

### Местоположение

|                  |            |
|------------------|------------|
| Страна:          | Италия     |
| Область:         | Большано   |
| Город:           | Мерано     |
| Почтовый индекс: | 39013      |
| Добавлено:       | 12.08.2025 |
| Описание:        |            |

Unique: Residence or B&B with 6 units and small wellness area in Val Passiria/Passeiertal - South Tyrol

Unique investment opportunity: New construction of a residence or B&B with 6 vacation apartments and wellness area in the picturesque Passeiertal Valley, South Tyrol

A unique opportunity for nature lovers and investors: a new-build project for an exclusive residence or bed & breakfast is for sale in the beautiful Passeiertal Valley in South Tyrol. The project comprises six spacious, light-flooded vacation apartments that have been specially designed for tourist use (20 guest beds in total). In addition, a small, high-quality wellness area will be integrated to offer guests maximum relaxation and comfort.

Perfect combination of nature and luxury

The property is nestled in the idyllic landscape of the Passeier Valley, surrounded by the majestic Alps, lush meadows and clear mountain streams. This unique location attracts nature lovers and those seeking relaxation who want to enjoy the beauty of the South Tyrolean mountains. Whether hiking in summer or skiing in winter - the region offers numerous leisure activities all year round.

Sophisticated planning for maximum appeal

The main aim of the planning was to create vacation apartments that meet the needs of modern guests and



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at the same time ensure optimum utilization of the business. Each of the six residential units boasts a spacious layout, bright, open rooms and high-quality furnishings. The apartments are designed in such a way that they convey a homely yet modern feeling and create a feel-good atmosphere that invites guests to return.

#### Wellness area for special relaxation

Another highlight of the project is the planned wellness area. Here, guests can relax after an eventful day in the great outdoors. Whether sauna or relaxation room - the wellness area increases the relaxation factor and rounds off the exclusive offer for discerning vacation guests.

#### Tradition meets modernity

The architecture of the new building cleverly combines traditional elements of South Tyrolean construction with modern accents. The façade made of natural materials such as wood blends harmoniously into the surrounding landscape and references the typical mountain farmhouses of the region. At the same time, generous glass surfaces provide plenty of light and offer an incomparable view of the surrounding mountains.

#### Outstanding investment opportunity

This property not only offers an excellent starting point for running a successful vacation business, but also a sustainable investment opportunity in one of the most popular vacation regions in South Tyrol. Thanks to the optimal occupancy potential, the attractive location and the high-quality facilities, the project promises an excellent return on investment.

Realize your vision of tourist accommodation at the highest level with this new construction project and delight your guests with a perfect combination of comfort, nature and relaxation!

#### Start of construction / end of construction: in coordination with the buyer

The purchase price refers to the turnkey handover of the property without furnishings. The purchase price may change depending on the desired finish.

Further information on specific request.

The planned building is a solid construction with rear-ventilated timber cladding. Ground-level components and the intermediate ceilings will be made of reinforced concrete. Likewise statically necessary

structures. Brick masonry is used for the perimeter walls and partition walls.

masonry is used. The timber construction of the roof, the exterior walls and the intermediate ceiling to unheated

and the open stairwell, are insulated on the outside in accordance with

Climate house requirements. The pitched roof will be covered with dark roof tiles roof tiles.

Ventilated, perforated larch wood cladding

All visible wooden elements of the roof overhang are also made of larch wood.

Floating floor structures with impact sound insulation to adjacent building components.

Underfloor heating is provided in the living areas.



## Garages

- industrial screed,

## Corridors, bathrooms and terrace flooring

- tiles / natural stone

## Living areas and bedrooms

- wooden floorboards, parquet flooring

## Interior doors

- door leaves in veneer wood

## Exterior windows

- wooden windows (larch) with insulating glazing,

## Exterior doors

- larch wood to climate house standard

## Railings

- In the area of the balcony surrounds on the second floor, simple steel railings

steel railings are planned to emphasize the framing of the enclosure.

The project includes 8 parking spaces.

The building is to be connected to the district heating plant

All technical installations (heating, plumbing and electrical) will be carried out in accordance with the applicable regulations and standards.

Pfelders is a small, charming mountain village in the picturesque Passeier Valley in South Tyrol, Italy. It lies at an altitude of around 1,600 meters and is an ideal place for nature lovers looking for peace and seclusion in the Alps. The surrounding mountains and alpine pastures offer numerous opportunities for outdoor activities, both in summer and winter.

### ### Summer in Pfelders

In summer, Pfelders is a paradise for hikers, mountain bikers and nature lovers. There are a variety of hiking trails that lead through lush meadows, forests and up to the high alpine peaks. One particularly popular hike leads to the Zwickauer Hütte, which lies at 2,989 meters. From there you have a breathtaking view of the surrounding peaks of the Texel Group. Via ferratas and mountain tours are also very popular in the region. There are child-friendly hiking trails and nature trails for families.

### ### Winter in Pfelders

In winter, Pfelders transforms into a charming ski resort that is attractive for both beginners and advanced skiers. With well-groomed slopes and modern lifts, Pfelders is ideal for skiers and snowboarders. Away from the slopes, there are cross-country ski trails, snowshoe hikes and ski tours. Thanks to its altitude, Pfelders is also known for its guaranteed snow. A special feature of the village is its car-free zone in the center, which underlines the charm and tranquility of the place.

### ### Tradition and culture

Pfelders is not only known for its nature, but also for its rural tradition and culture. The architecture of the village reflects the typical South Tyrolean way of building, and many farms and inns serve traditional dishes from the region, such as dumplings, Schlutzkrapfen or the famous South Tyrolean bacon. The combination of Alpine tradition and modern hospitality makes Pfelders an authentic and cozy place for



those seeking relaxation.

### ### Texel Group Nature Park

Pfelders lies on the edge of the Texelgruppe Nature Park, one of the largest nature parks in South Tyrol. The park is home to a rich flora and fauna and is an Eldorado for botanists and animal lovers. Here you can observe ibexes, marmots and a variety of bird species. The rugged peaks, deep valleys and crystal-clear mountain lakes make the nature park a unique experience for hikers and nature lovers.

All in all, Pfelders is an idyllic mountain village that delights its visitors with unspoiled nature, traditional values and a wide range of leisure activities. It is the perfect place to get away from it all and enjoy the beauty of the South Tyrolean Alps to the full.

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We would like to point out that, in the event of success, our activities will result in a brokerage commission and/or a commission for the provision of evidence. In the case of sale, the commission is 4.88% of the notarized purchase price. Our general terms and conditions apply.

### Общие

Готовые кв.м.: 340 кв м  
Площадь участка: 250 кв м

### Lease terms

Date Available:

### Дополнительная информация

URL вебсайта: [http://www.arkadia.com/HOHM-T114/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/HOHM-T114/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 9085

