

Selva – Bolzano

Selva di Val Gardena - Apartment with view of the Dolomites

Property ID: IT254152629



www.von-poll.it

PURCHASE PRICE: 1.550.000 EUR • ROOMS: 4

Property ID: IT254152629 - 39048 Selva – Bolzano

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Contact partner

Property ID: IT254152629 - 39048 Selva – Bolzano

At a glance

Property ID	IT254152629
Floor	1
Rooms	4
Bedrooms	2
Bathrooms	2
Year of construction	1965
Type of parking	1 x Outdoor parking space

Purchase Price	1.550.000 EUR
Commission	Soggetto a commissione
Total Space	ca. 110 m ²
Equipment	Balcony

Property ID: IT254152629 - 39048 Selva – Bolzano

Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	69.46 kWh/m²a
Energy certificate valid until	18.10.2031	Energy efficiency class	C
Power Source	Gas	Year of construction according to energy certificate	1965

Property ID: IT254152629 - 39048 Selva – Bolzano

The property



Property ID: IT254152629 - 39048 Selva – Bolzano

The property



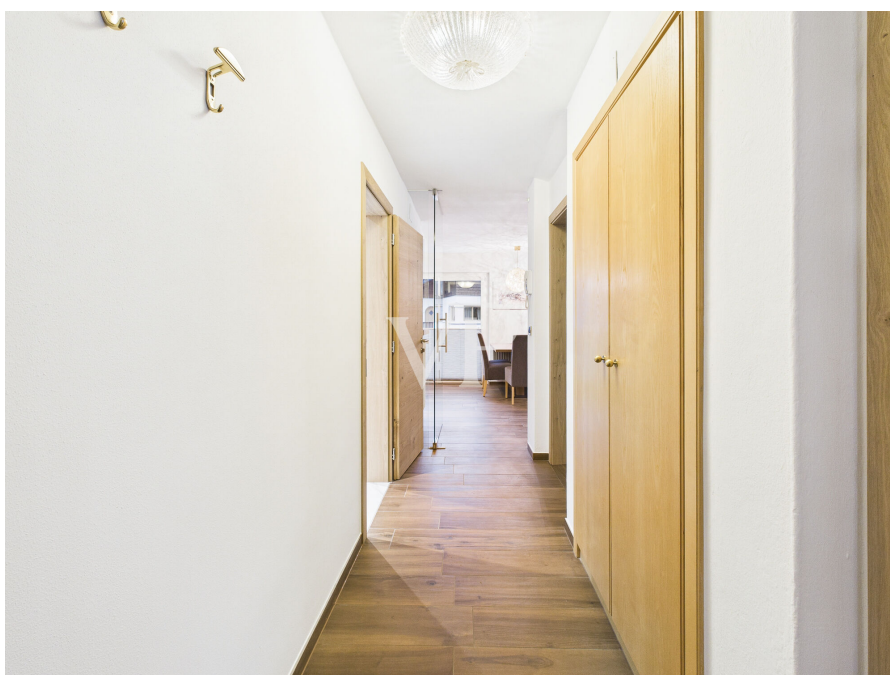
Property ID: IT254152629 - 39048 Selva – Bolzano

The property



Property ID: IT254152629 - 39048 Selva – Bolzano

The property



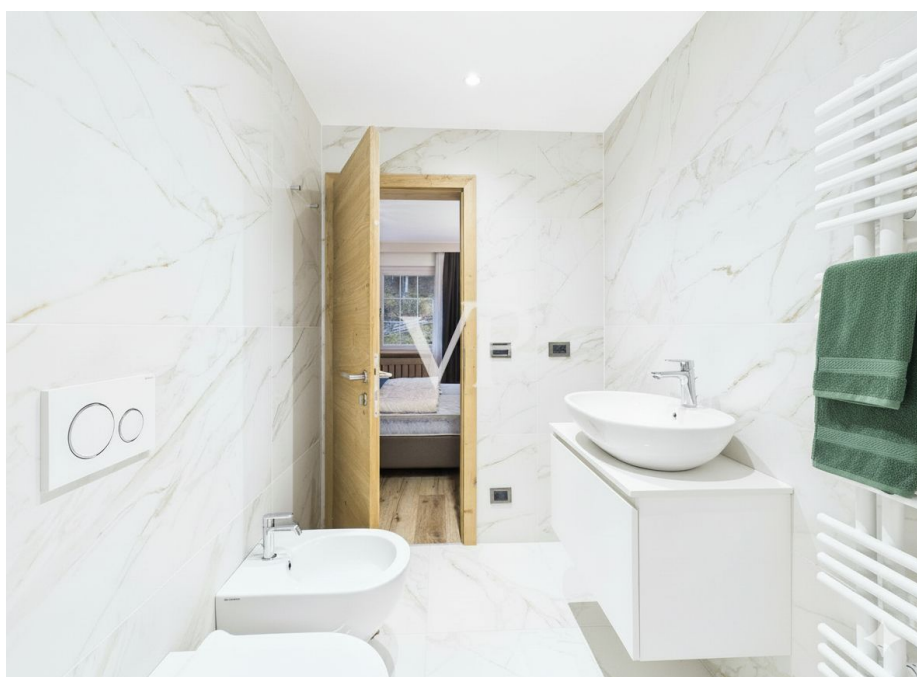
Property ID: IT254152629 - 39048 Selva – Bolzano

The property



Property ID: IT254152629 - 39048 Selva – Bolzano

The property



Property ID: IT254152629 - 39048 Selva – Bolzano

The property



Property ID: IT254152629 - 39048 Selva – Bolzano

The property



Property ID: IT254152629 - 39048 Selva – Bolzano

Floor plans



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.

Property ID: IT254152629 - 39048 Selva – Bolzano

A first impression

Four-room apartment for sale in Selva di Val Gardena, in one of the most exclusive and sought-after locations in the Dolomites, with direct access to the ski slopes.

The apartment consists of entrance to living room with open kitchen, two double bedrooms, two bathrooms, balcony and reserved parking space.

A rare solution on the market, combining privileged location, immediate access to the ski slopes, excellent potential profitability and well-organized spaces, ideal both as a vacation home and as an investment.

Extra parking space and tourist license 100,000 euros.

Property ID: IT254152629 - 39048 Selva – Bolzano

Details of amenities

Tourist rental license for 4 beds, demonstrable income of about € 50,000 per year, for about 25 rental weeks per year.

Property ID: IT254152629 - 39048 Selva – Bolzano

All about the location

Selva di Val Gardena is one of the most exclusive and sought-after resorts in the Dolomites, the beating heart of the Sellaronda ski area and a top destination for year-round mountain lovers. The town offers a perfect balance of unspoiled nature, top-notch services and quality of life: ski slopes and trails are within easy reach, as are restaurants, stores, ski lifts and fine accommodations.

Living in Selva means living overlooking one of the most iconic landscapes in the world, in an orderly, well-maintained and secure setting, with strong value both as a second home and as an investment property in a stable, high-demand market.

Property ID: IT254152629 - 39048 Selva – Bolzano

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Drususallee 265/Viale Druso 265, 39100 Bozen/Bolzano (BZ)

Tel.: +39 0471 20 90 20

E-Mail: bozen@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com