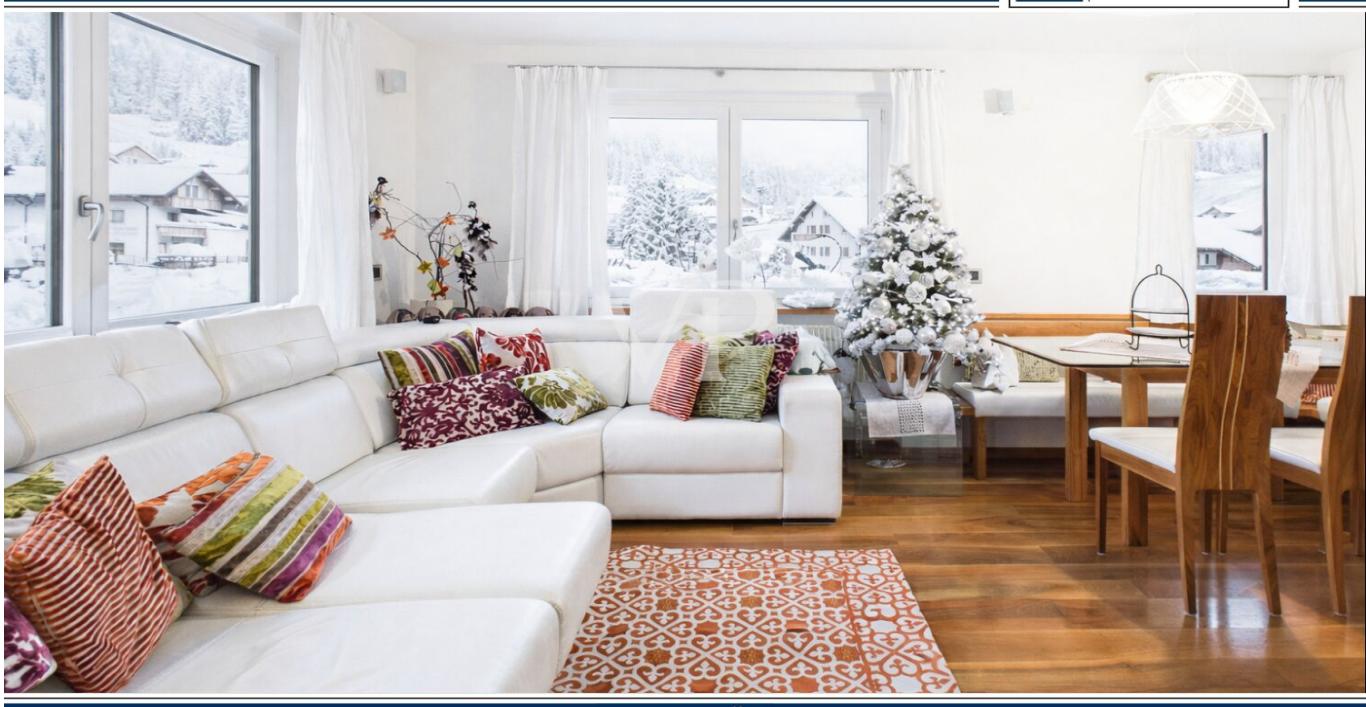


Selva – Bolzano

## Alpine luxury: duplex with Turkish bath in Selva di Val Gardena

*Property ID: IT254152668*



[www.von-poll.it](http://www.von-poll.it)

PURCHASE PRICE: 1.900.000 EUR • ROOMS: 4

Property ID: IT254152668 - 39048 Selva – Bolzano

-  At a glance
-  The property
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-  Floor plans
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-  Contact partner

**Property ID: IT254152668 - 39048 Selva – Bolzano**

## At a glance

Property ID	IT254152668
Floor	2
Rooms	4
Bedrooms	3
Bathrooms	2
Year of construction	1965
Type of parking	1 x Garage

Purchase Price	1.900.000 EUR
Commission	Onder voorbehoud van commissie
Total Space	ca. 160 m <sup>2</sup>
Equipment	Sauna

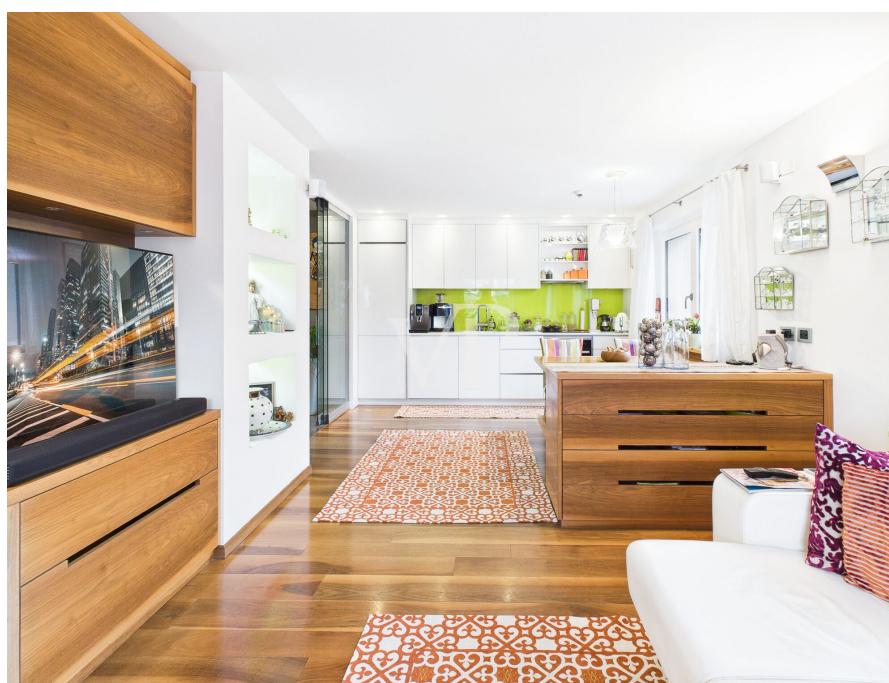
**Property ID: IT254152668 - 39048 Selva – Bolzano**

## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	69.46 kWh/m <sup>2</sup> a
Energy certificate valid until	18.10.2031	Energy efficiency class	C
Power Source	Gas	Year of construction according to energy certificate	1965

Property ID: IT254152668 - 39048 Selva – Bolzano

## The property



Property ID: IT254152668 - 39048 Selva – Bolzano

## The property



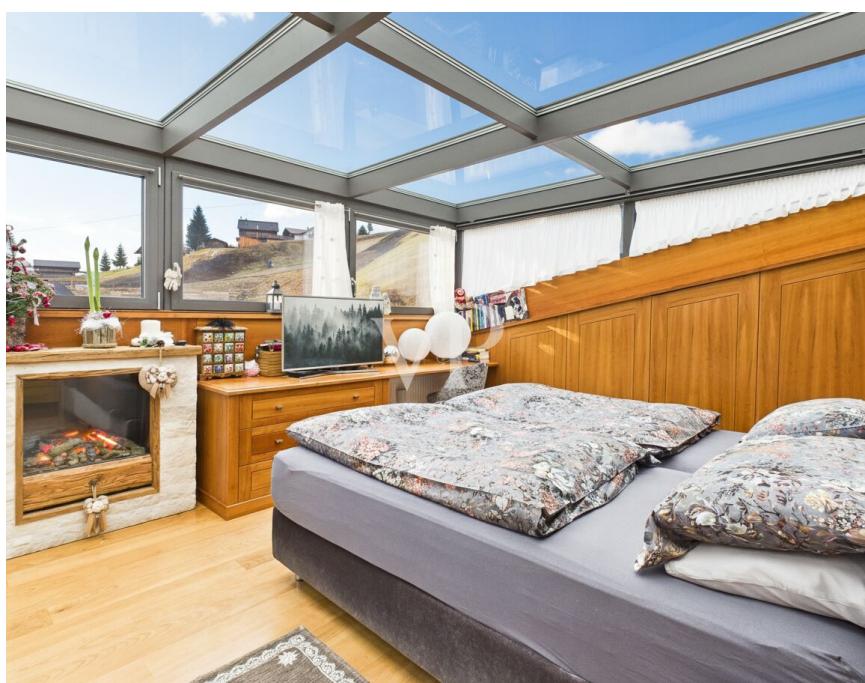
Property ID: IT254152668 - 39048 Selva – Bolzano

## The property



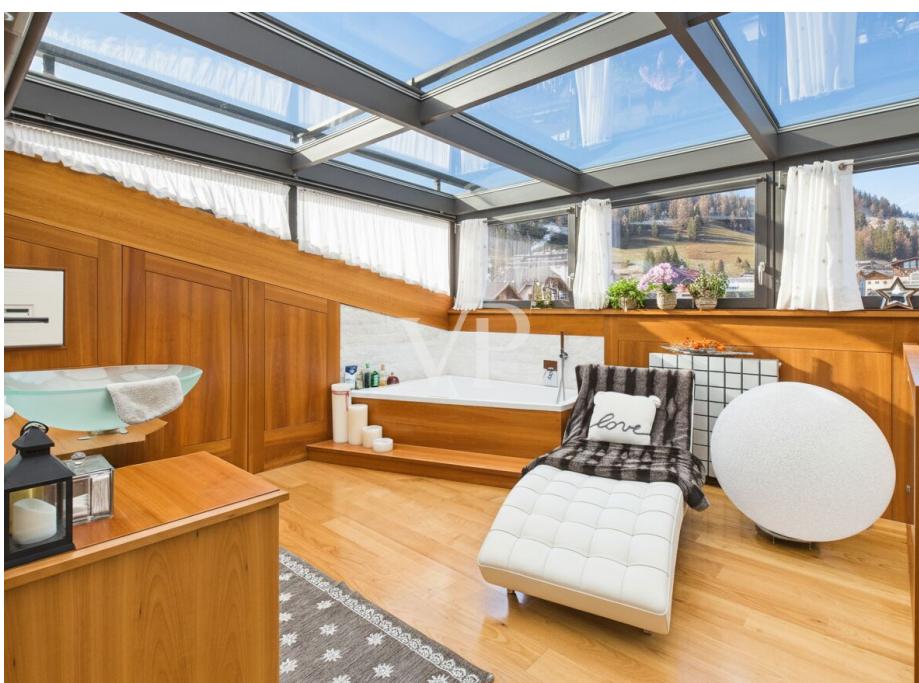
Property ID: IT254152668 - 39048 Selva – Bolzano

## The property



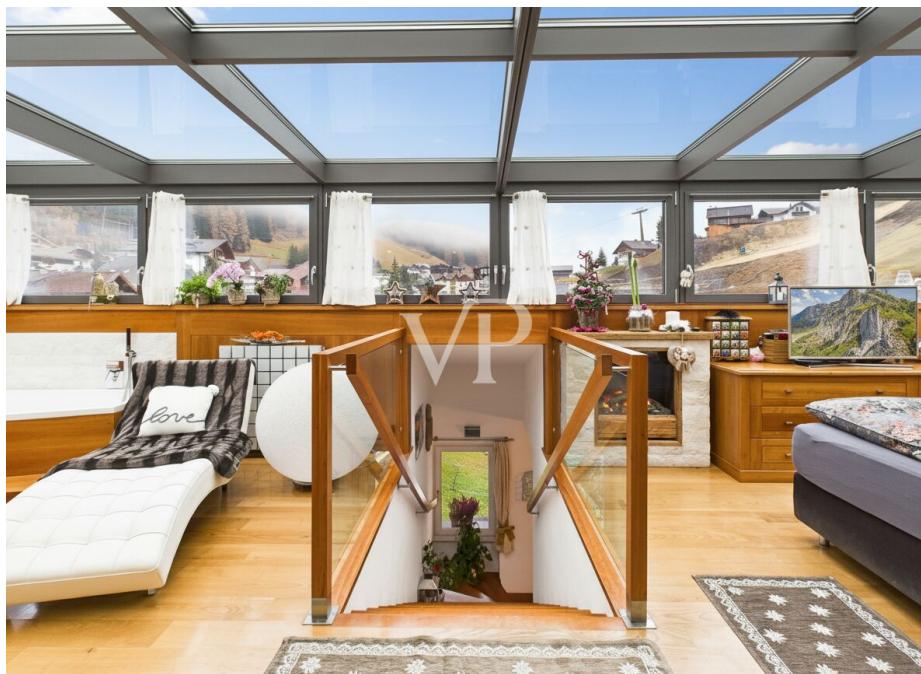
Property ID: IT254152668 - 39048 Selva – Bolzano

## The property



Property ID: IT254152668 - 39048 Selva – Bolzano

## The property



Property ID: IT254152668 - 39048 Selva – Bolzano

## The property



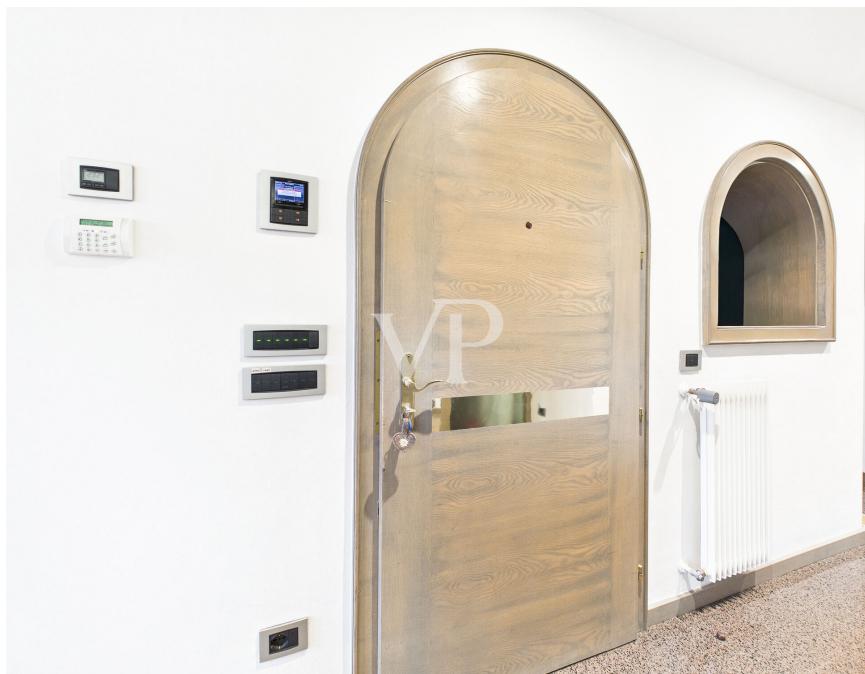
Property ID: IT254152668 - 39048 Selva – Bolzano

## The property



Property ID: IT254152668 - 39048 Selva – Bolzano

## The property



Property ID: IT254152668 - 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: IT254152668 - 39048 Selva – Bolzano**

## A first impression

Selva di Val Gardena, top floor, duplex apartment with beautiful southwest exposure, open views of the Dolomites and walking access to the Ciampinoi cable cars.

The apartment is fully furnished, with attention to detail and warm wooden floors that create an authentic and decidedly "mountain" atmosphere. It is developed on two levels:

On the second floor: entrance hall with wardrobe area, bright living room with open kitchen, bathroom, single room and a second room with access to the balcony, with open views of the peaks of Val Gardena.

Climbing the stairs leads to the master area: large master bedroom with walk-in closet, en suite bathroom, steam bath and Jacuzzi. The room is enhanced by a panoramic roof, which amplifies natural light and gives a unique perception of the Alpine scenery.

To complete, optional a large garage of 58 sqm with cellar, priced at € 175,000.

**Property ID: IT254152668 - 39048 Selva – Bolzano**

## Details of amenities

Custom-made closets, walk-in closet, blackout curtains, electric blind for glass roof closure, steam room.

**Property ID: IT254152668 - 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: IT254152668 - 39048 Selva – Bolzano**

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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*To the Disclaimer of von Poll Immobilien GmbH*

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