

Selva Di Val Gardena – Bolzano

Multi-family villa in exclusive location in Selva di Val Gardena

Property ID: IT254152674



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PURCHASE PRICE: 5.950.000 EUR • LIVING SPACE: ca. 192 m² • ROOMS: 10 • LAND AREA: 30 m²

Property ID: IT254152674 - 39048 Selva Di Val Gardena – Bolzano

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At a glance

Property ID	IT254152674
Living Space	ca. 192 m²
Rooms	10
Bedrooms	6
Bathrooms	5
Year of construction	1958
Type of parking	7 x Outdoor parking space

Purchase Price	5.950.000 EUR
Commission	Soggetto a provvigione
Total Space	ca. 320 m²
Usable Space	ca. 240 m²
Equipment	Fireplace

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Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	87.46 kWh/m²a
Energy certificate valid until	20.08.2035	Energy efficiency class	G
Power Source	Gas	Year of construction according to energy certificate	1958

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The property



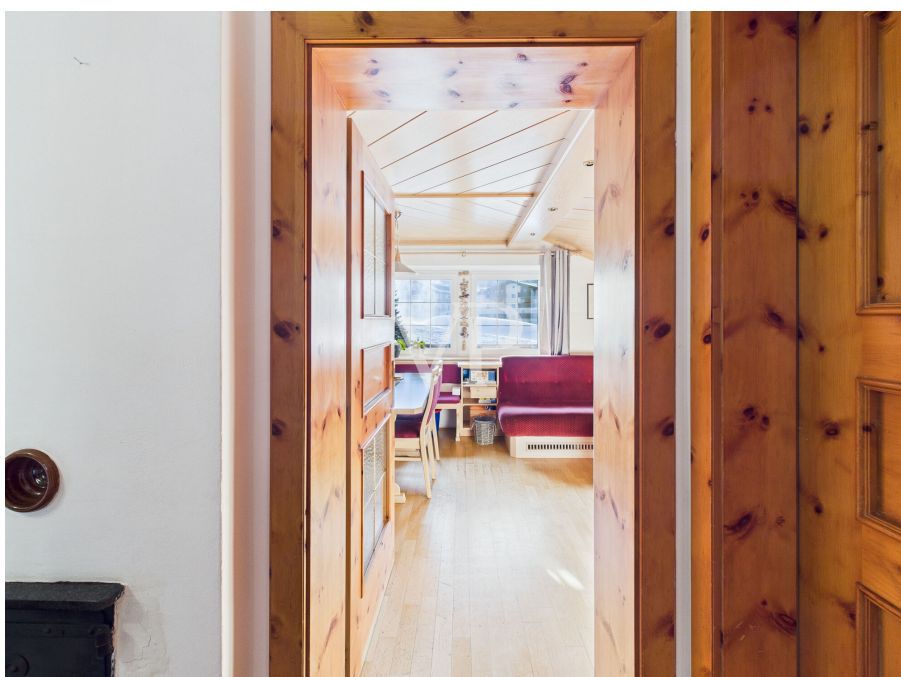
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A first impression

Multi-family house for sale in Selva di Val Gardena, in an excellent panoramic position, with 360° exposure and natural light throughout the day. Facing the ski slopes and within walking distance of the Dolomite trails, the property is an ideal solution for both private use and as a tourist investment.

The total cubage is about 1,000 m³.

The property consists of three independent apartments, distributed on three separate floors, each with a separate entrance.

On the ground floor we find an apartment with an entrance hall, living room with open kitchen, a double bedroom, a twin bedroom and a storage room.

On the second floor there is a unit consisting of a living room, an eat-in kitchen, two bathrooms, a double bedroom and a twin bedroom.

On the second floor the apartment offers living room, kitchen, two double bedrooms, two bathrooms, storage room and a large attic, ideal as an accessory space or additional sleeping area.

Seven uncovered parking spaces, a garage a large cellar and a woodshed complete the property.

A rare opportunity in the heart of Selva di Val Gardena, in a strategic location between ski slopes and nature, with great potential for both living and income.

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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 villa is located directly on the ski slopes, in a privileged position that allows you to leave the house with skis on your feet; the trails are just as easily accessible, 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.

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Contact partner

For further information, please contact your contact person:

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