

Selva - Bolzano

## Exclusive ski-in/ski-out property with breathtaking views of the Dolomites

Property ID: IT264922680

IN THE BEST LOCATION FOR YOU



**PURCHASE PRICE: 3.600.000 EUR • LIVING SPACE: ca. 300 m<sup>2</sup> • ROOMS: 8**

**Property ID: IT264922680 - 39048 Selva - Bolzano**

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

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## At a glance

|                      |                           |
|----------------------|---------------------------|
| Property ID          | IT264922680               |
| Living Space         | ca. 300 m <sup>2</sup>    |
| Floor                | 1                         |
| Rooms                | 8                         |
| Bedrooms             | 4                         |
| Bathrooms            | 4                         |
| Year of construction | 1965                      |
| Type of parking      | 1 x Outdoor parking space |

|                |                           |
|----------------|---------------------------|
| Purchase Price | 3.600.000 EUR             |
| Type           | Apartment                 |
| Commission     | Provisiepflichtig         |
| Total Space    | ca. 300 m <sup>2</sup>    |
| Equipment      | Sauna, Fireplace, Balcony |

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## Energy Data

|                                |                 |
|--------------------------------|-----------------|
| Type of heating                | Central heating |
| Energy Source                  | Gas             |
| Energy certificate valid until | 18.10.2031      |
| Power Source                   | Gas             |

|                                                      |                           |
|------------------------------------------------------|---------------------------|
| Energy Certificate                                   | Energy demand certificate |
| Final Energy Demand                                  | 69.46 kWh/m²a             |
| Energy efficiency class                              | C                         |
| Year of construction according to energy certificate | 1965                      |



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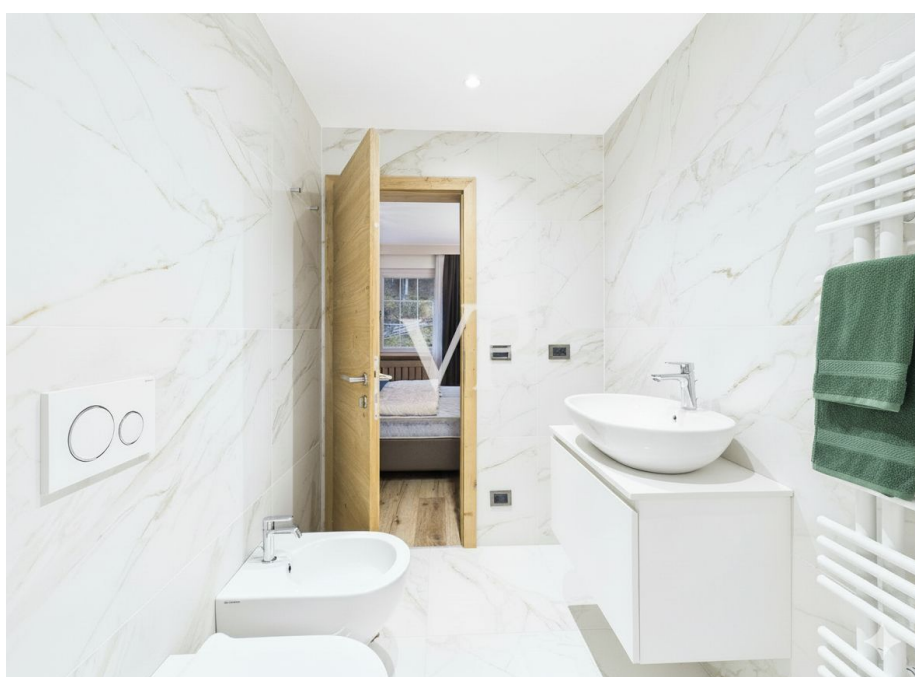
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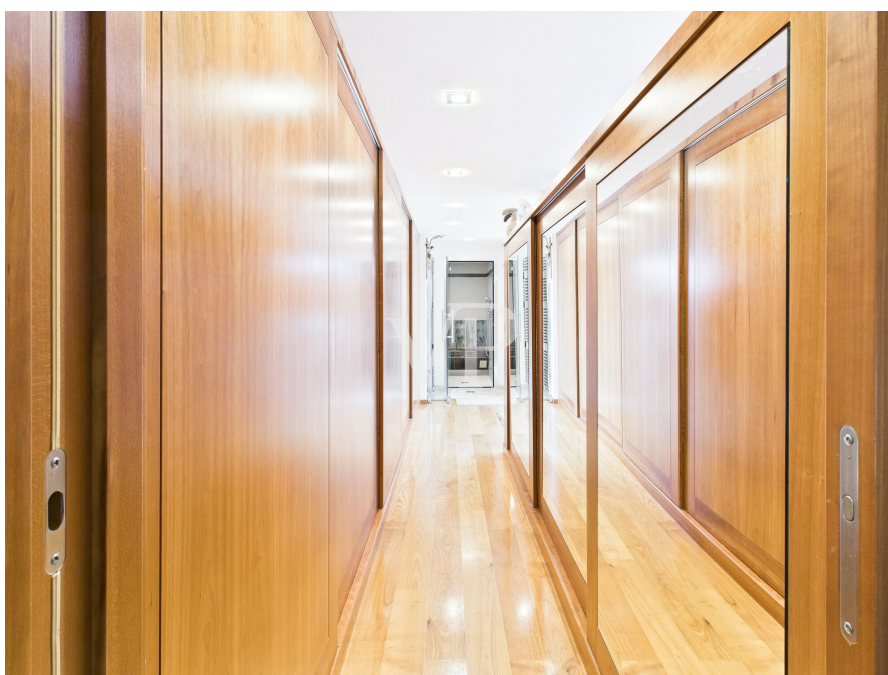
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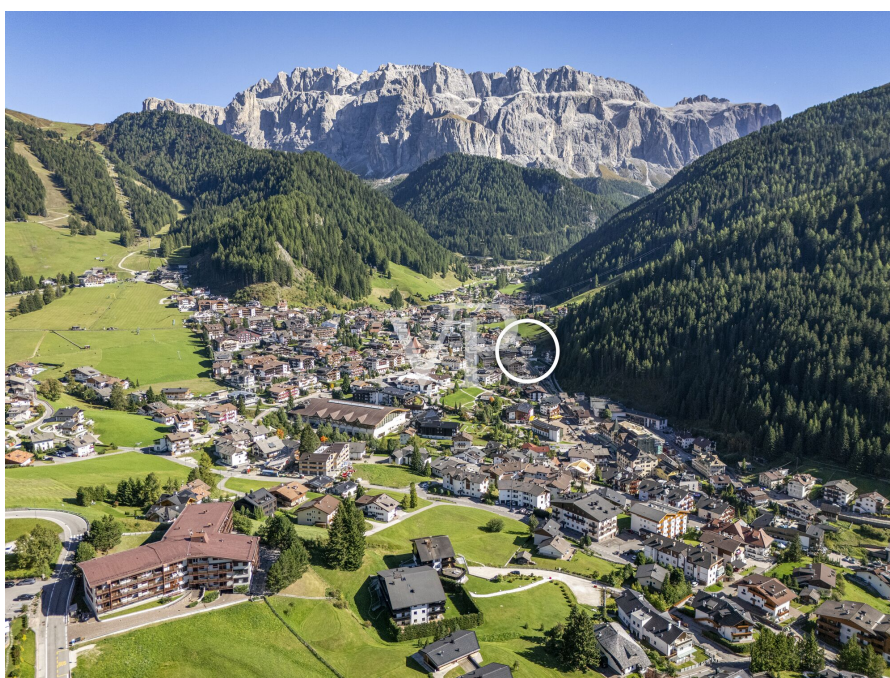
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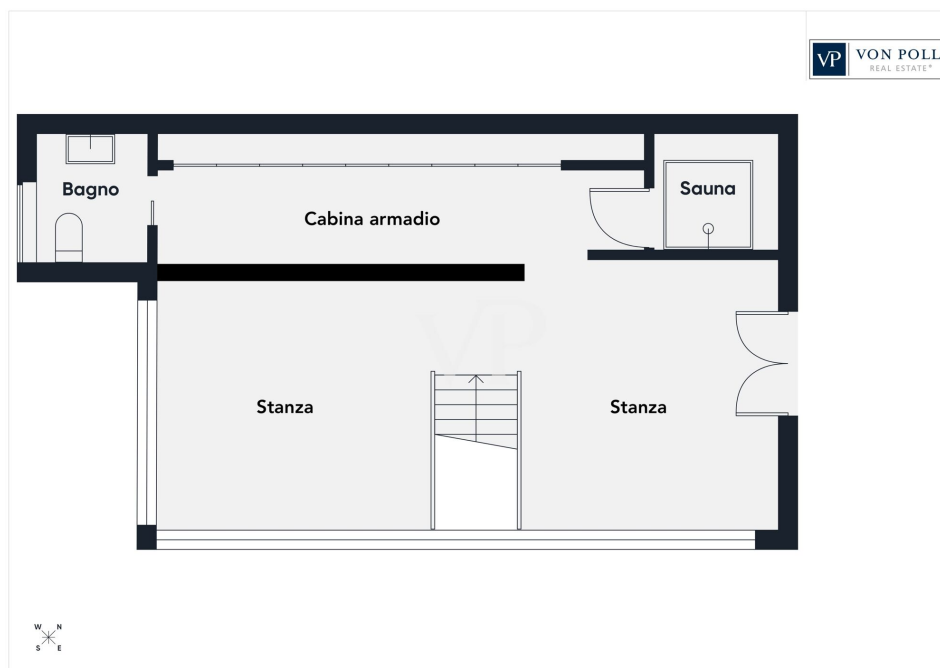
Property ID: IT264922680 - 39048 Selva - Bolzano

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## 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.



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## A first impression

In Selva di Val Gardena, this stunning property is located in a ski-in/ski-out setting, right next to the Ciampinoi cable car station: ideal for mountain lovers. The house faces southwest and offers unobstructed views of the Dolomites, with a beautiful panorama in every season.

The house spans three floors and includes a double garage and a basement.

On the first floor, a separate entrance, a bright living room, and an open kitchen combine modern living style with Alpine charm. Two double bedrooms, two bathrooms, and a spacious corner balcony harmoniously complete this floor.

The second floor offers additional space for family and guests, featuring an entryway with a walk-in closet, a living area with an open kitchen, a bathroom, a bedroom with access to the balcony, and another bedroom.

The master suite on the third floor is an oasis of well-being designed to meet the highest standards: 70 square meters featuring a walk-in closet, an en suite bathroom, a Turkish bath, and a whirlpool tub create an atmosphere of absolute luxury. The hardwood floors and panoramic roof structure spectacularly enhance the view of the Dolomites.

Rounding out the property are a spacious 58-square-meter garage, a garden, and a wine cellar.

This exclusive property combines maximum living comfort, an alpine lifestyle, and immediate access to the ski slopes, making it a unique retreat for unforgettable experiences in the Dolomites, both in winter and summer.

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## Details of amenities

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

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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. It is the beating heart of the renowned Sellaronda ski area and attracts mountain lovers, sports enthusiasts and connoisseurs alike all year round. Living directly in the mountains here means experiencing nature in its most spectacular form every day. Ski slopes, cross-country ski trails and ski lifts start literally on the doorstep, so that ski-in/ski-out experiences or hikes amidst untouched mountain landscapes are possible at any time. At the same time, restaurants, boutiques, exclusive hotels and cultural highlights are within easy reach.

Selva Gardena uniquely combines unspoiled nature, first-class infrastructure and the highest quality of life. Living in this environment means enjoying the view of one of the most breathtaking landscape panoramas in the world, surrounded by a well-ordered, well-kept and safe environment. The combination of luxury, alpine lifestyle and direct access to the mountains makes every property here a valuable retreat - whether as a second home, a vacation retreat or a stable, future-proof investment in a sought-after real estate market.

Selva is not just a place to live, but an experience for all the senses. Whether it's the sunrise over the Dolomites, the scent of fresh mountain air while skiing or the silence of a snowy winter evening - nature, sport and lifestyle merge here in an incomparable way. A property in a ski-in/ski-out location gives you the opportunity to enjoy this unique lifestyle day after day.



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## Contact partner

**For further information, please contact your contact person:**

**Christian Weissensteiner**

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