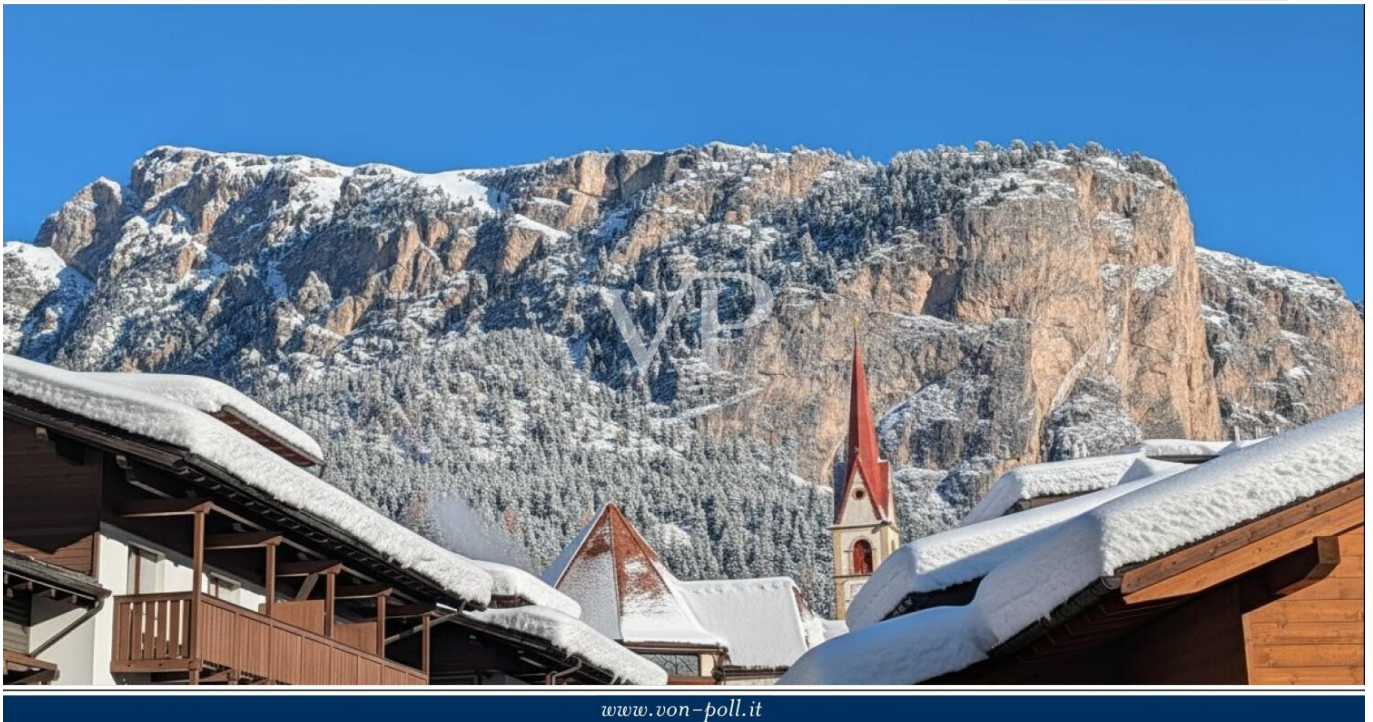


Selva – Bolzano

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

Property ID: IT264922680



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

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

Property ID: IT264922680 - 39048 Selva – Bolzano

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Property ID: IT264922680 - 39048 Selva – Bolzano

## At a glance

Property ID	IT264922680
Living Space	ca. 300 m²
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
Commission	Soggetto a commissione
Total Space	ca. 300 m²
Equipment	Balcony

Property ID: IT264922680 - 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



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## The property



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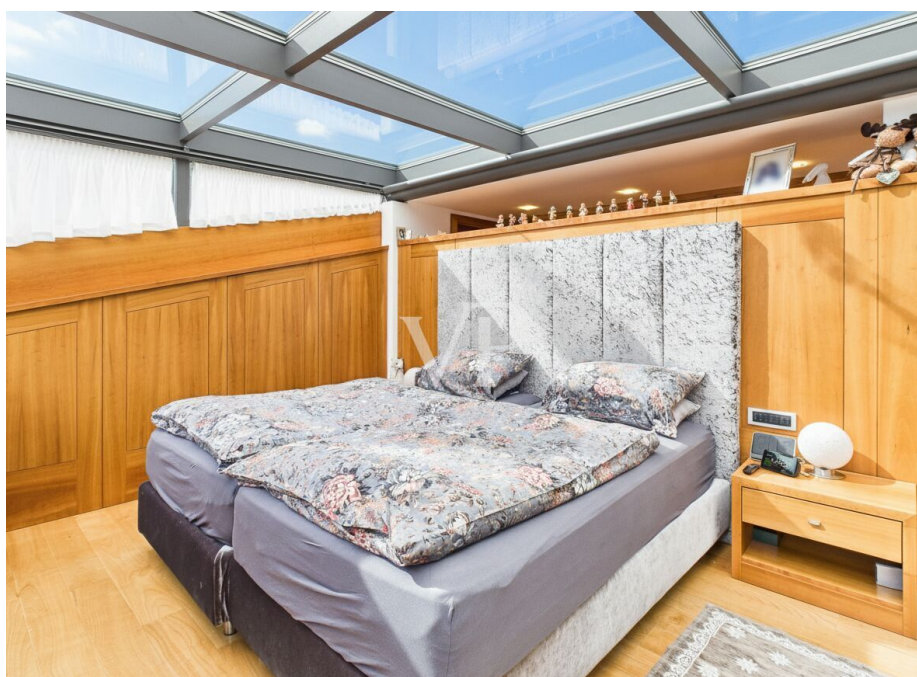
## The property





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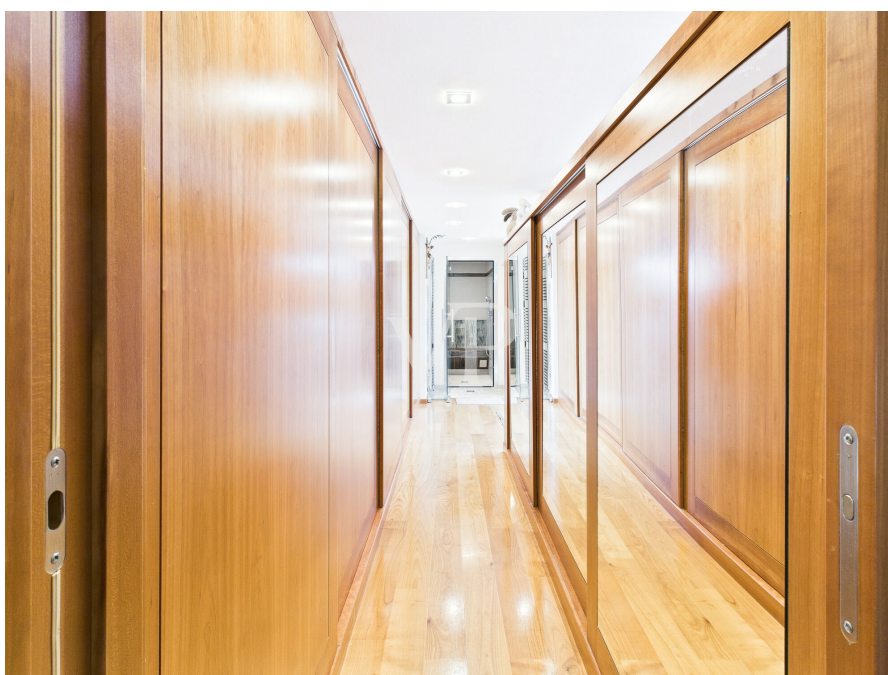
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## The property



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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.

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

## A first impression

This prestigious house is located in Selva di Val Gardena in a direct ski-in/ski-out location, so the slopes literally start on your doorstep. The property impresses with its south-west orientation and the unobstructed view of the majestic Dolomites, which offer a fascinating panorama all year round.

The house extends over three levels and combines spacious, light-flooded rooms with high-quality materials.

On the second floor, a separate entrance area, a bright living room and an open kitchen combine modern living culture with alpine charm, while two double bedrooms, two bathrooms and a spacious corner balcony perfectly round off the living quality.

On the second floor, an entrance area with checkroom, a living area with open-plan kitchen, a bathroom, a room with access to the balcony and a single room that can be used in a variety of ways offer additional space for family and guests.

The master suite on the third floor is a retreat for the most discerning guests: 70 square meters, dressing room, en-suite bathroom, steam bath and whirlpool create a luxurious ambience, complemented by wooden floors and a panoramic roof construction that provides a spectacular view of the Dolomites.

The offer is complemented by a spacious 58 square meter garage area, a garden and extensive outdoor areas.

This exclusive property combines maximum living comfort, alpine lifestyle and direct access to the ski slopes, making it a unique retreat for winter and summer adventures in the Dolomites.

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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.

Property ID: IT264922680 - 39048 Selva – Bolzano

## Contact partner

For further information, please contact your contact person:

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*To the Disclaimer of von Poll Immobilien GmbH*

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