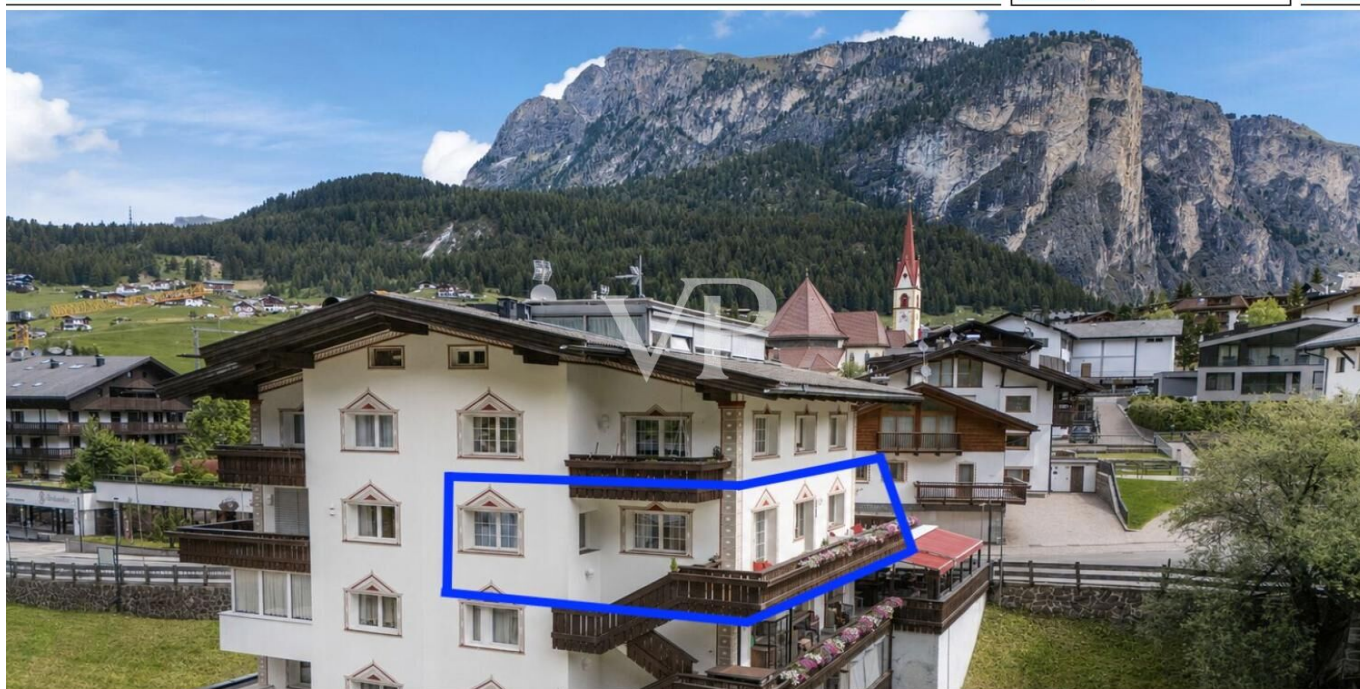


Selva - Bolzano

Apartment excellent condition with a view of the Dolomites

Property ID: IT264153108



www.von-poll.it

PURCHASE PRICE: 1.500.000 EUR • ROOMS: 4

Property ID: IT264153108 - 39048 Selva - Bolzano

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

Property ID: IT264153108 - 39048 Selva - Bolzano

At a glance

Property ID	IT264153108
Floor	1
Rooms	4
Bedrooms	2
Bathrooms	2
Year of construction	1965
Type of parking	1 x Multi-storey car park

Purchase Price	1.500.000 EUR
Type	Apartment
Commission	Onder voorbehoud van commissie
Total Space	ca. 110 m ²
Usable Space	ca. 102 m ²
Equipment	Balcony

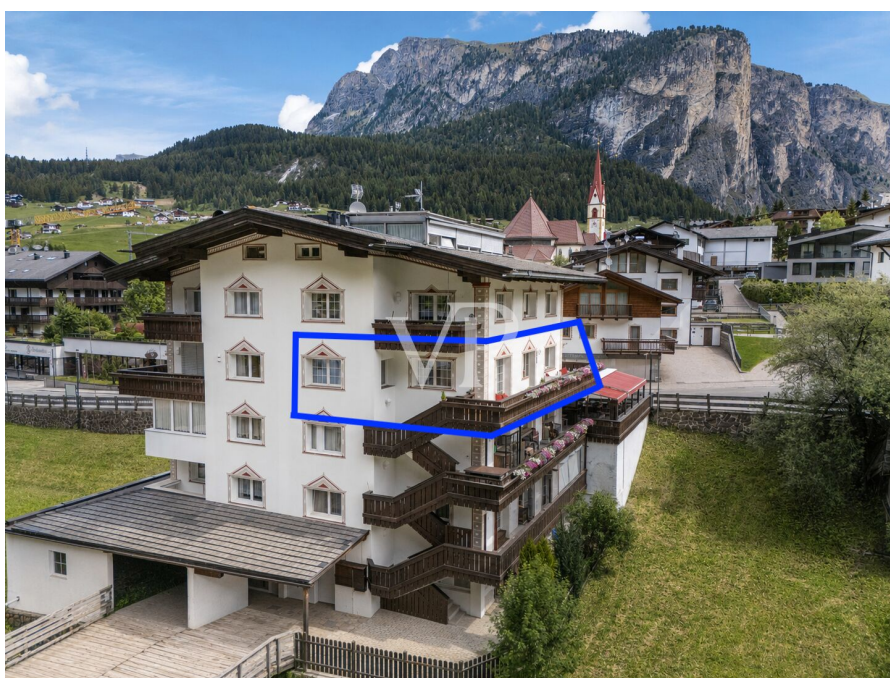
Property ID: IT264153108 - 39048 Selva - Bolzano

Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Gas	Energy efficiency class	C
Energy certificate valid until	18.10.2031	Year of construction according to energy certificate	1965
Power Source	Gas		

Property ID: IT264153108 - 39048 Selva - Bolzano

The property



Property ID: IT264153108 - 39048 Selva - Bolzano

The property



Property ID: IT264153108 - 39048 Selva - Bolzano

The property



Property ID: IT264153108 - 39048 Selva - Bolzano

The property



Property ID: IT264153108 - 39048 Selva - Bolzano

The property



Property ID: IT264153108 - 39048 Selva - Bolzano

The property



Property ID: IT264153108 - 39048 Selva - Bolzano

The property



Property ID: IT264153108 - 39048 Selva - Bolzano

The property



Property ID: IT264153108 - 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: IT264153108 - 39048 Selva - Bolzano

A first impression

Just a few steps from the Ciampinoi cable cars, this tastefully furnished apartment offers immediate, carefree entry and living.

The distribution of space is rational and comfortable: a welcoming entrance hall introduces the living room, flanked by a fully equipped kitchen. The two double bedrooms and two bathrooms provide ample space for the whole family, while the corner balcony gives an open and bright view of the surrounding landscape.

A reserved parking space and a cellar on the ground floor complete the property.

Property ID: IT264153108 - 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: IT264153108 - 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