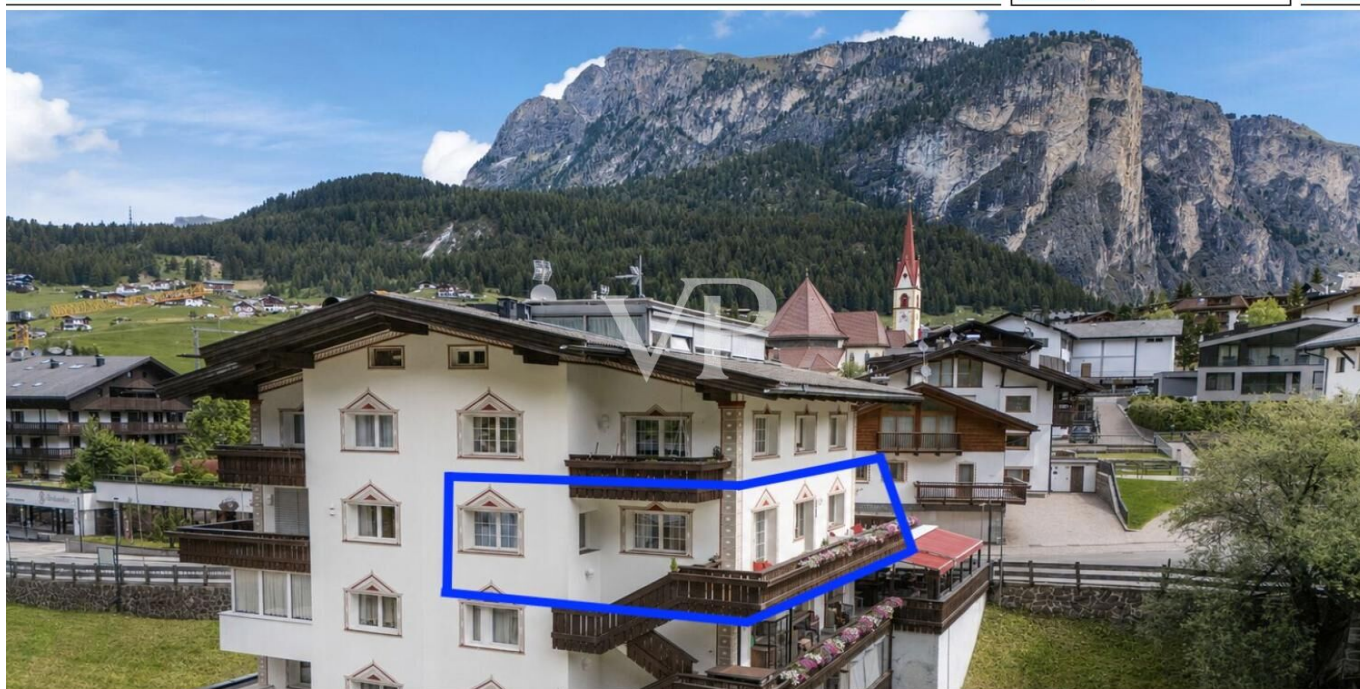


Selva - Bolzano

## Apartment excellent condition with a view of the Dolomites

Property ID: IT264153108



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

**PURCHASE PRICE: 1.500.000 EUR • ROOMS: 4**

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

- **At a glance**
- **The property**
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**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 <sup>2</sup>         |
| Usable Space   | ca. 102 m <sup>2</sup>         |
| Equipment      | Balcony                        |

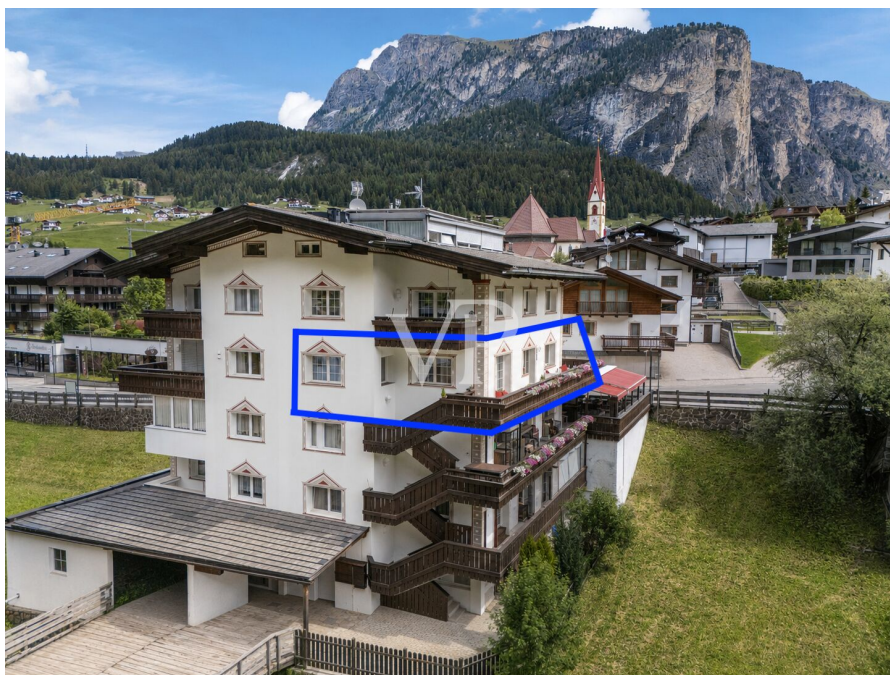
**Property ID: IT264153108 - 39048 Selva - Bolzano**

## 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



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## The property



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## The property



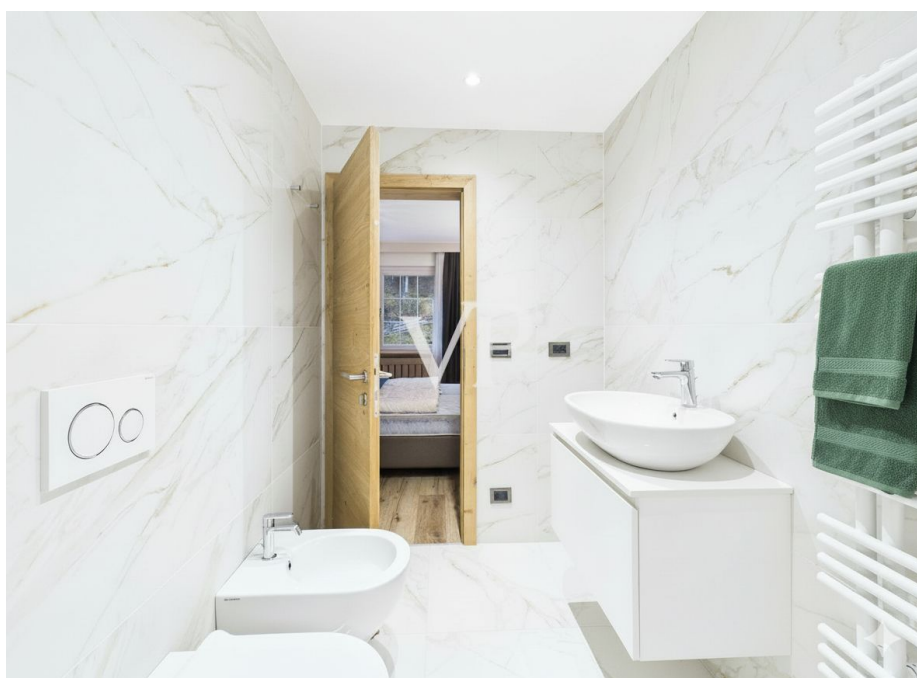
Property ID: IT264153108 - 39048 Selva - Bolzano

## 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**

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*To the Disclaimer of von Poll Immobilien GmbH*

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