



## Exclusive ski-in/ski-out baita in the Val Jumela - a unique retreat in an absolutely secluded location in the heart of the Dolomites



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 1,760,232.14

### Location

Country: Italy  
State/Region/Province: Trentino-Alto Adige  
City: Pozza di Fassa  
ZIP code: 38036  
Posted: Jan 12, 2026

### Description:

Exclusive ski-in/ski-out baita in the Val Jumela - a unique retreat in an absolutely secluded location in the heart of the Dolomites

Perfectly nestled in the pristine landscape of Val Jumela, above Pera di Fassa, this exceptional baita is of the highest quality in a location that is hard to find even in the most renowned Alpine destinations. The property is located directly on the slopes of the Buffaure ski area and thus offers genuine ski-in/ski-out comfort - combined with a rare form of tranquillity, privacy and scenic expanse.

The Baita is situated in a dominant and completely secluded position within a private area of around 50,000 m<sup>2</sup>, which guarantees exclusivity, protection and an unspoiled natural backdrop. The generous dimensions of the property convey the feeling of a genuine alpine retreat - a private mountain refuge that is almost impossible to achieve in comparable ski resorts today.

The extensive renovation and restoration of the baita was carried out in keeping with the traditional construction methods of the Fassa Valley. The visible timber construction rests on a solid stone base, while the double-leaf, ventilated saddle roof with protective roof overhangs, high-quality tinsmithing and snow load-specific snow guard systems meet the technical requirements of the high mountains in every respect. All structural decisions were made with a view to durability, weather resistance and authenticity. The wooden windows with insulating glazing and the carefully selected insulating structures of the



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building envelope ensure excellent thermal and hygric properties. The result is a high level of living comfort in every season, combined with energy efficiency and the cozy indoor climate expected of top Alpine properties.

The technical equipment is also specifically designed for operation at high altitude: Water heating is self-sufficient, all installations are clearly organized in a separate technical room and designed for reliability, ease of maintenance and long-term use. Water is supplied from a private source, while waste water is disposed of via an independent system typical of high mountain chalets. An electricity connection is available; FWA or satellite solutions are available for modern communication needs - ideal for longer stays or remote use.

However, the true value of this property lies not only in its architecture or technical quality, but above all in its exceptional location: directly on the ski slopes, in one of the most impressive valleys in the Dolomites, with extensive private grounds and protected surroundings. A combination that makes this baita a real asset and retreat of absolute rarity. In a market where first-class Alpine properties are naturally very limited and almost impossible to reproduce, this property represents a unique opportunity.

9045 Real Estate is an independent boutique agency based in Germany with a network of partners - specializing in exclusive properties and bespoke advice.

Rooms: 5

Bedrooms: 3

Bathrooms: 2

Energy class: in preparation

Floor: Ground floor / 1st floor

Heating: Autonomous GPL

Kitchen: Separate kitchen (kitchenette)

Living room: Single living room

Availability: Free

Condition: Very good

Furnished: Yes

Fireplace connection / chimney: Yes

Further information:

+ The mountain hut is located at around 2,220 m above sea level.

+ Heating is provided by liquid gas (GPL)

+ Accessibility: In summer, the hut can be reached by quad bike or four-wheel drive vehicle, while in winter there is no road; access is then either by snowmobile or on skis via the lifts.

+ Wastewater disposal with an autonomous system in a high-altitude mountain hut means that the property is not connected to the public sewage system and the wastewater is therefore disposed of via a septic tank (soakaway/imhoff tank).

The Val Jumela above Pera di Fassa is one of the most pristine and impressive high valleys in the Fassa Valley. Away from through traffic, an alpine landscape of particular tranquillity and vastness opens up here, characterized by dense forests, gentle alpine pastures and the majestic panorama of the Dolomites. The elevated location ensures exceptional views and an intense closeness to nature, which unfolds its own unmistakable charm in every season.



At the same time, Val Jumela combines seclusion with excellent accessibility. Just a few minutes' drive from Pera di Fassa will take you to this exclusive high-altitude location, which has retained its authentic character to this day and is considered a retreat of high scenic and emotional quality.

The Buffaure ski area is directly connected to this natural jewel and is one of the most attractive ski areas in Val di Fassa. With perfectly groomed pistes, modern lifts and direct access to the Dolomiti Superski network, Buffaure offers skiing pleasure at the highest level. The sunny orientation, the vastness of the terrain and the spectacular views of the Marmolada, Sella and Catinaccio massifs make the ski area a special experience - for ambitious skiers and connoisseurs alike.

In summer, the region is transformed into a paradise for hikers, mountain bikers and nature lovers. High alpine routes, panoramic high-altitude trails and rustic alpine huts underline the year-round experience value of this unique location.

All information is subject to change, non-binding, without guarantee and based on information provided to us by our client. We assume no liability for completeness, correctness and up-to-dateness. We reserve the right to intermediate mediation.

We would like to point out that, in the event of success, our activities will result in a brokerage and/or commission fee. Our general terms and conditions apply.

### **Common**

Finished sq. ft.: 160 sq m  
Lot Size: 50000 sq m

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/HOHM-T232/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/HOHM-T232/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

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