



Exclusive attic apartment in Selva di Val Gardena - South Tyrol



Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Детали объявления

Недвижимость:	На продажу
Цена:	USD 1,637,961.89

Местоположение

Страна:	Италия
Область:	Большано
Город:	Sëlva
Почтовый индекс:	39048
Добавлено:	12.01.2026

Описание:

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In one of the most sought-after and prestigious locations in the Dolomites, in the heart of Selva di Val Gardena, this stylish apartment on the top floor (attic) is for sale. The property is located in a quiet yet extremely attractive residential area that offers both privacy and proximity to the main infrastructures and ski areas.

The apartment impresses with its alpine charm, a well thought-out room layout and a high level of living comfort - ideal as an exclusive vacation home or as a stable investment.

The attic apartment has:

- + Spacious living area with fireplace and access to a balcony, which invites you to spend cozy hours with a view of the impressive mountain scenery
- + Two spacious double bedrooms, each with its own balcony, offering plenty of light and a pleasant living atmosphere
- + Two bathrooms, functionally and comfortably designed
- + Car parking space in the garage, safe and convenient
- + Small cellar room, ideal as additional storage space
- + A special quality feature is the elevator, which leads directly and exclusively to the attic floor. Access is by key, which guarantees a high degree of privacy and security.



Only the kitchen connections are currently available in the apartment; a kitchen or cooking area has not yet been installed.

A concrete renovation and design idea for the realization of a living room with an integrated kitchenette is already available and is attached to the exposé. This gives the future owner the opportunity to furnish and upgrade the apartment individually and according to their own ideas.

Letting possibilities:

Another advantage of this property is its flexible rental potential:

Up to four free lettings per year are permitted, which also makes the apartment particularly interesting from an investment point of view.

Net living space: approx. 73 m²

Commercial space: approx. 81 m²

This property combines an exclusive location, alpine living ambience, privacy and high appreciation potential and represents a rare opportunity to acquire property in one of the most sought-after destinations in the Dolomites.

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

Selva di Val Gardena is a picturesque municipality in South Tyrol, nestled in the imposing mountains of the Dolomites. The village lies at an altitude of around 1,563 meters and is the highest municipality in Val Gardena.

Selva Gardena is particularly famous for its unique location at the foot of the Sassolungo and the Sella Group, both of which are UNESCO World Heritage Sites. These spectacular surroundings characterize the townscape as well as the lives of its inhabitants. The Dolomites give Selva Gardena a special charm in every season - in winter with snow-covered peaks, in summer with lush green alpine meadows.

Selva is an important center for tourism and winter sports. The village is directly connected to the world-famous Dolomiti Superski ski area and is part of the Sellaronda, a ski circuit around the Sella massif. In summer, the region is transformed into a paradise for hikers, climbers and mountain bikers.

Culturally, Selva is strongly influenced by the Ladin tradition. Alongside German and Italian, Ladin is an important everyday language. This cultural diversity is reflected in the architecture, customs, music and regional cuisine.

Despite its importance as a tourist destination, Selva has retained its alpine village character. Historic farms, small chapels and well-kept houses blend harmoniously into the landscape. At the same time, the village offers modern infrastructure, hotels and restaurants of a high standard.

Selva di Val Gardena thus combines nature, sport, culture and tradition in a special way and is one of the best-known and most popular vacation resorts in the Dolomites.

We generally recommend having the building law situation checked by a specialist lawyer. All details are based exclusively on information provided to us by clients. Our company accepts no liability for the



completeness, accuracy and up-to-dateness of this information. Subject to errors and prior sale. Delivery by arrangement. Taxes, notary and land registry costs incurred on purchase are to be borne by the buyer.

Общие

Готовые кв.м.: 73 кв м

Lease terms

Date Available:

Дополнительная информация

URL вебсайта: http://www.arkadia.com/НОИМ-Т234/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 11795

