

Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



Villa Sale in Castelrotto (BZ) Via S. Osvaldo 100

Fantastic villa in the Dolomites, Siusi

If you dream of a modern house immersed in the nature of the Dolomites, this villa represents an exclusive opportunity. With a surface area of 510 square meters and a private garden of 670 square meters, it is a masterpiece of contemporary design with alpine and Scandinavian influences. It offers 5 spacious bedrooms, 6 modern bathrooms, a fully equipped kitchen, and luxury details such as a hot tub on the terrace and a panoramic sauna. The large windows connect the indoors and outdoors, offering spectacular views of the mountains.

The villa is located in Seis am Schlern, in the heart of the Sciliar-Catinaccio Natural Park, one of the most picturesque areas of the Dolomites, a UNESCO World Heritage Site. This territory is an excellent destination for nature and sports lovers, thanks to its extensive network of hiking trails, mountain biking routes, and top-notch ski resorts nearby, such as the Alpe di Siusi.

In summer, the area offers idyllic landscapes for hikes among flower-filled meadows and lush forests, while in winter it becomes a favored destination for alpine and Nordic skiing, with slopes for every level. The healthy climate, fresh mountain air, and tranquility of the place make this villa perfect for those who desire a second home or a primary residence away from the stress of the city, but without giving up luxury comforts.

Furthermore, the proximity to Bolzano and other cultural cities in Trentino-Alto Adige allows one to fully experience the culture and tradition of the region, with numerous events, local markets, gourmet restaurants, and excellent wineries. This property is the perfect fusion of elegance, design, and nature, a true luxury retreat in the heart of the Dolomites.

INFORMATION

Ref.	Siusi
Type	Sale
Category	Villa
Price	6,800,000.00
Annual Expense	
Year	2023
Energetic Class	A 80.98

NUMBER

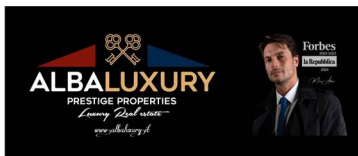
Rooms	10
Bedrooms	5
Bathrooms	6
Balconies + Terraces	4
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	510
Garden	670
Cellar	
Balconies + Terraces	150
Attic	
Tavern	
Box	

FEATURES

Property Conditions	New	Rank	Elegant	Position	Mountain
View	Mount View	Orientation	North West South East	Free Sides	4



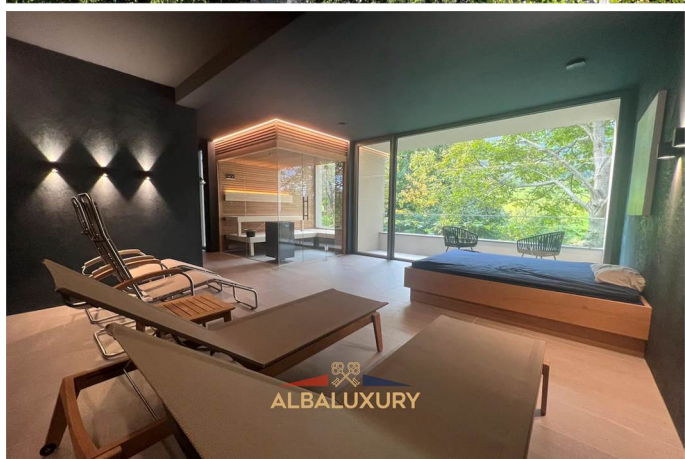
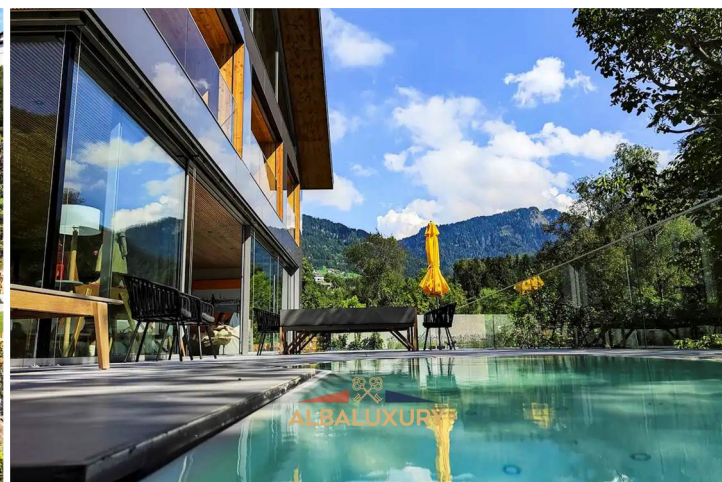
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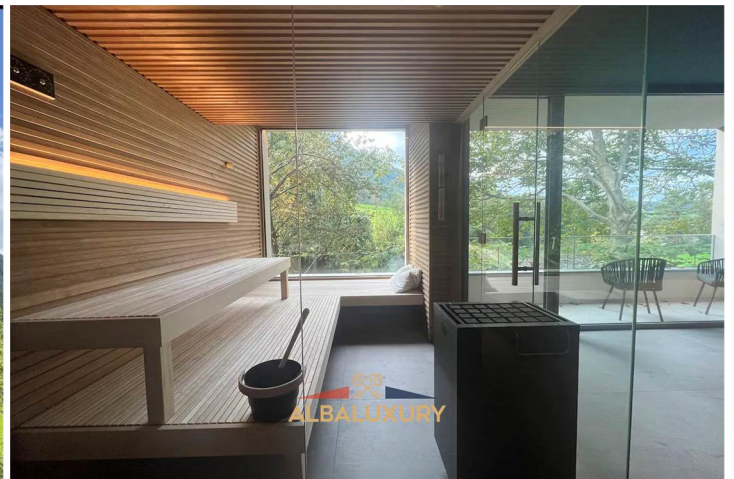
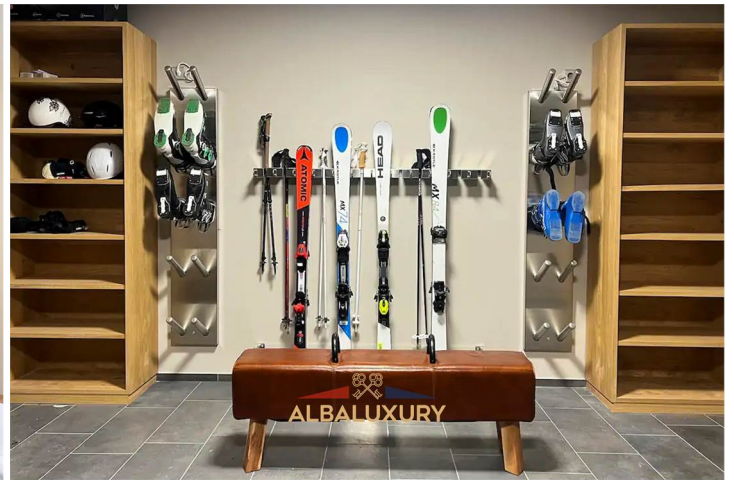
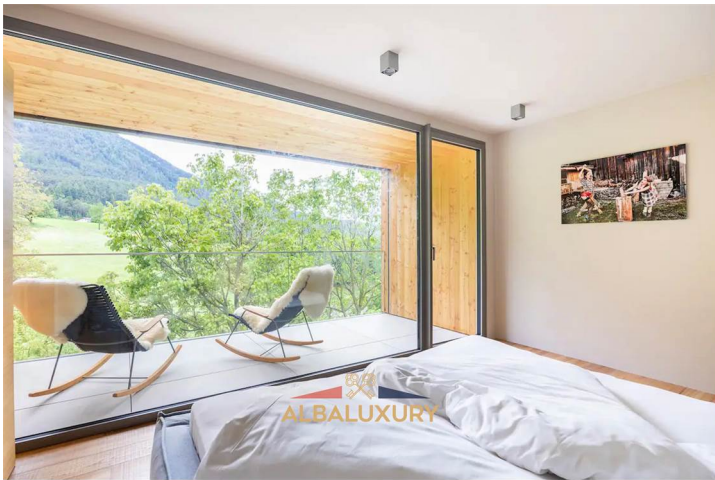
Garden	Private	Furniture	New Furniture	Type living	Salon
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Heat Pump
Type of heating system	Air heating	Energy source	PV	Hot Water	Independent
Doors	New	Floors Living Room	Laminate	Floors Bedrooms	Laminate
Floors Kitchen	Laminate	Floors Bathroom	Laminate		

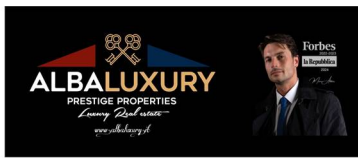
ACCESSORIES

Photovoltaic system	Separate entrance	Car passage	Footpath	Swimming pool
Storage room	Outdoor tables	Tennis	Awning	Jacuzzi tub

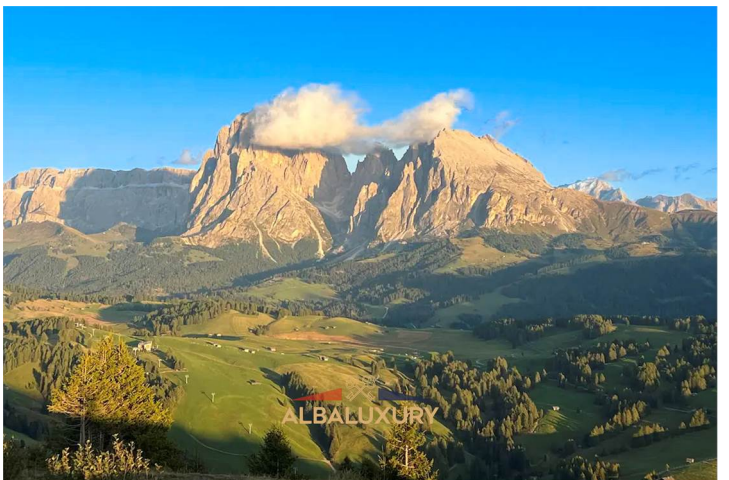
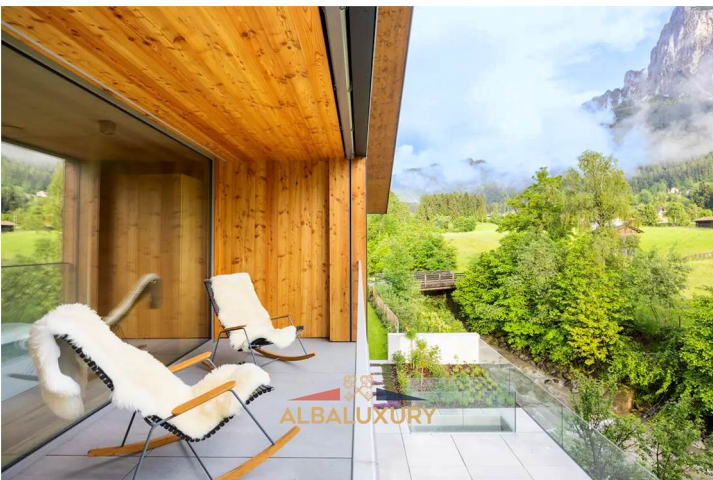
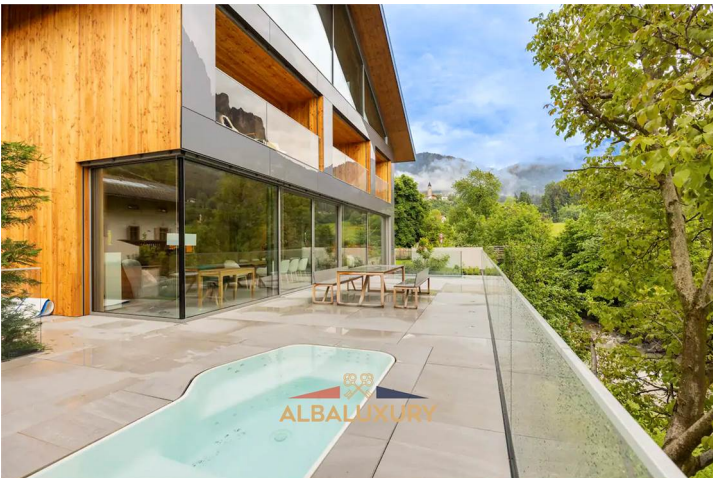
IMAGES

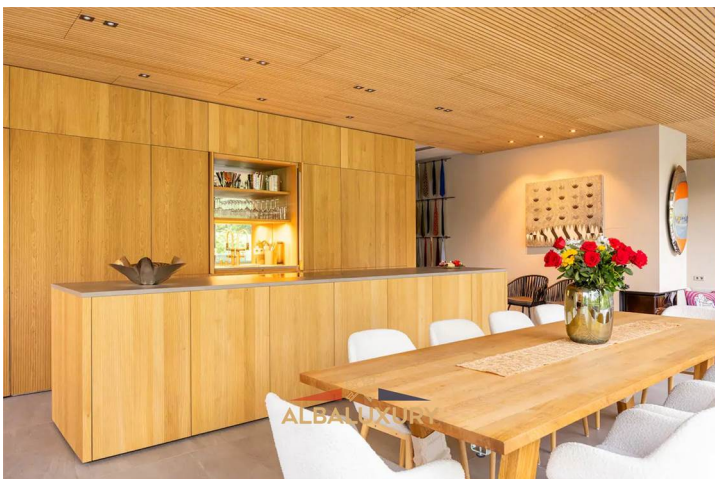
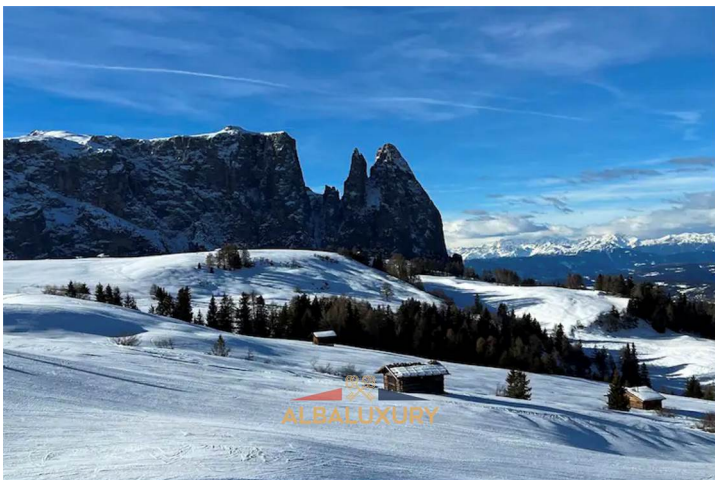
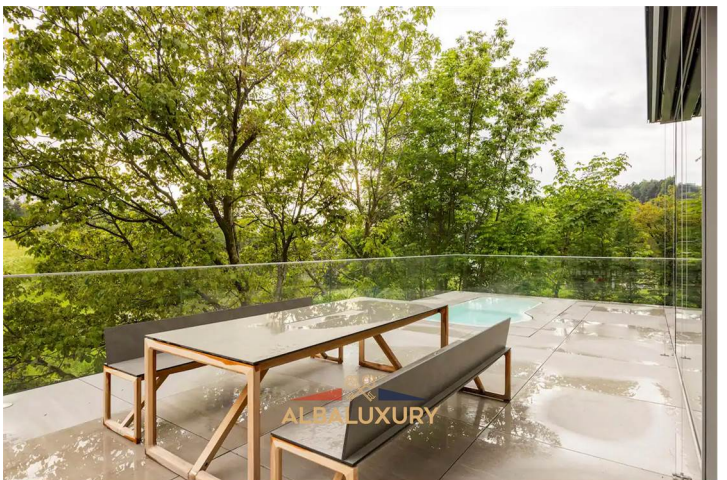


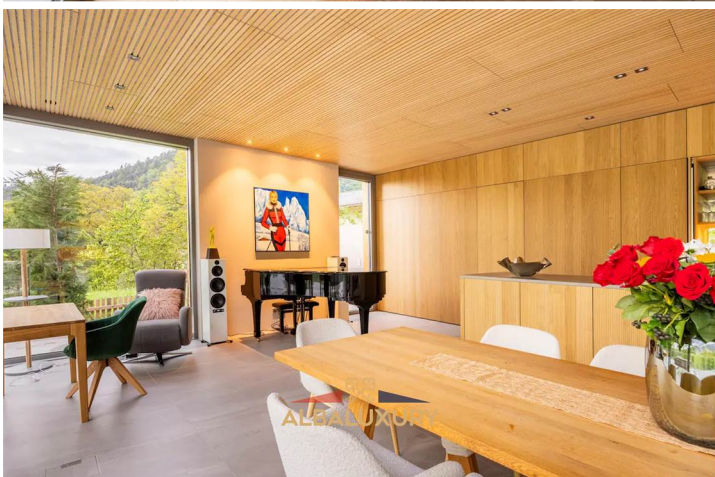
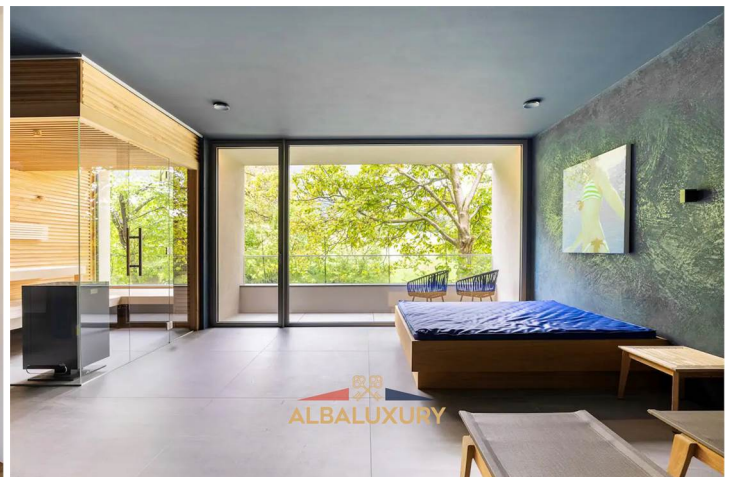
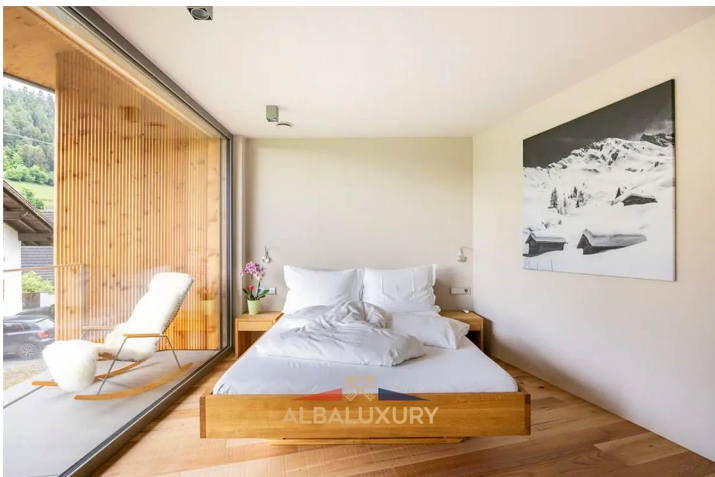
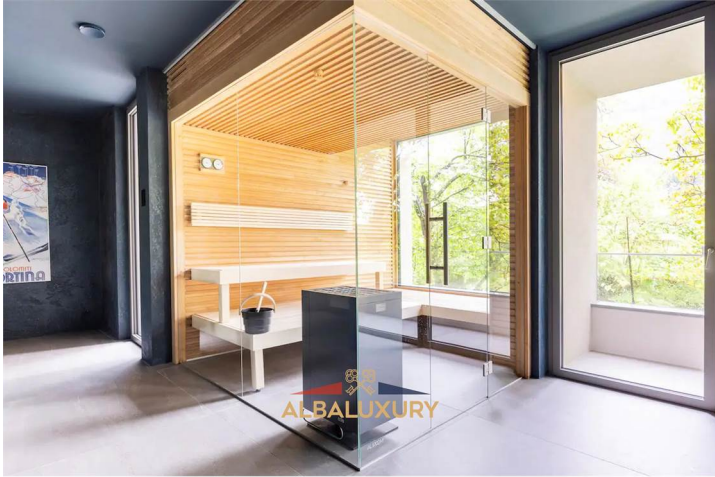


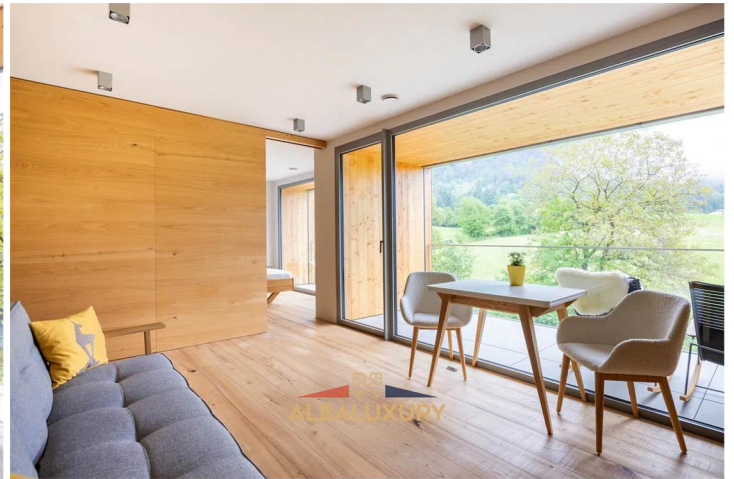
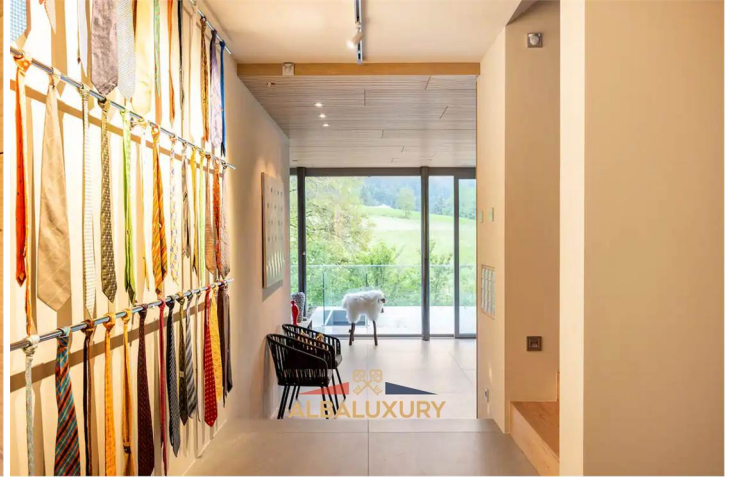


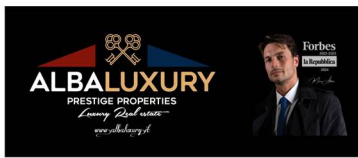
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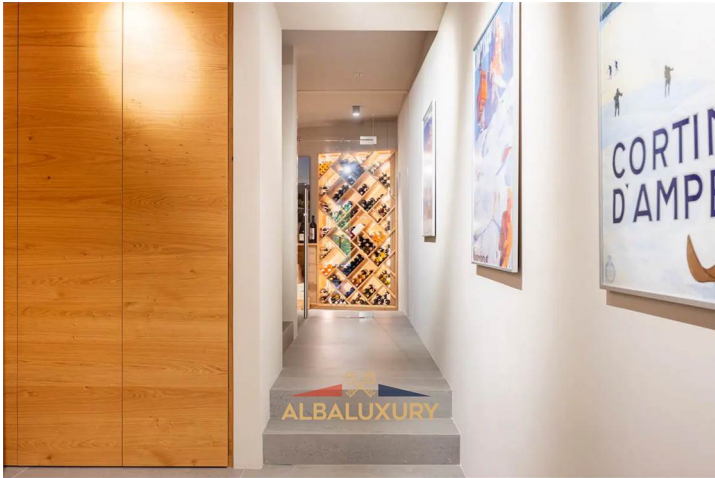


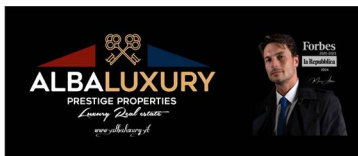






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