Kaltern / Caldaro – Südtirol [Trentino-Alto Adige]

Unique property with a dream view - Kaltern

Property ID: IT254152310



PURCHASE PRICE: 0 • LIVING SPACE: ca. 511 m² • ROOMS: 13 • LAND AREA: 2220 m²

Property ID: IT254152310 - 39052 Kaltern / Caldaro – Südtirol [Trentino-Alto Adige]

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At a glance

Property ID	IT254152310
Living Space	ca. 511 m²
Rooms	13
Bedrooms	6
Bathrooms	9
Year of construction	2012

Purchase Price	Auf Anfrage
House	Single-family house / Detached house
Total Space	ca. 1346 m²
Equipment	Terrace, Swimming pool, Sauna

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Energy Data

Type of heating	Underfloor heating
Energy Source	Pellet
Energy certificate valid until	11.08.2032
Power Source	Pellet-Fuelled

Energy Certificate	Energy demand certificate
Final Energy Demand	14 kWh/m²a
Energy efficiency class	A

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The property





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A first impression

Welcome to your future dream home in Caldaro - an impressive example of modern architecture with clean lines, high-quality furnishings and a well thought-out living concept. The property was built in 2012 and is in very good condition. It combines contemporary living comfort with a successful integration into the surrounding landscape - in a quiet location and with unobstructed views.

The plot covers around 2,220 m² and offers plenty of privacy as well as ample space for gardening and leisure activities. The net living area is approx. 511 m² and is spread over several levels with an efficient room layout. A total of six spacious bedrooms and nine modern bathrooms are available - ideal for a larger family, guests or for combined residential and guest business use.

Part of the property is earmarked for hospitality use. This creates flexibility for partial tourist use - be it as an exclusive bed & breakfast, vacation residence or guest suites.

The living areas are flooded with light and open out onto the spacious terrace and balcony, which provide an unobstructed view of the surrounding nature. Additional quality of life is provided by a spacious swimming pool and a high-quality private wellness area - both directly integrated into the architecture and designed for maximum relaxation.

Overall, this property offers a well thought-out combination of superior living comfort, architectural quality and a very attractive location.

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All about the location

St. Nikolaus is one of the most sought-after residential areas in Kaltern and is considered a real oasis of peace above the town center. The district is situated at around 570 m above sea level on a sunny south-facing slope and offers an unobstructed view over the Adige Valley, the surrounding vineyards and as far as the Dolomites. The south-facing orientation guarantees many hours of sunshine - ideal for anyone looking for a quiet residential area close to nature with a high quality of life.

Despite the idyllic location, the village is well connected: The center of Kaltern with shopping facilities, schools, restaurants and medical care can be reached in a few minutes by car. Lake Kaltern, one of the warmest bathing lakes in the Alps, is also only around 10 minutes away. The provincial capital of Bolzano and the airport can be reached in approx. 20-25 minutes.

St. Nikolaus is characterized by a well-kept townscape with charming houses, narrow streets and a rural alpine atmosphere. Surrounded by vineyards and orchards, the village is ideal for walks, hikes or sporting activities right on the doorstep. At the same time, it is a quiet and discreet living environment - perfect for anyone looking to get away from the hustle and bustle of the city, but who doesn't want to live in seclusion.

All in all, St. Nikolaus is a location with real substance: quiet, sunny, scenic - and in one of the most sought-after communities in South Tyrol.

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Contact partner

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