Jenesien – Südtirol [Trentino-Alto Adige]

Exclusive villa in the middle of a private forest with panoramic views near Bolzano

Property ID: IT254151891

LIVING SPACE: ca. 270 m^2 • ROOMS: 9 • LAND AREA: 5.425 m^2

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At a glance

Property ID	IT254151891	Purchase Price	On request
Living Space	ca. 270 m²	Total Space	ca. 556 m²
Rooms	9	Equipment	Terrace, Sauna
Bathrooms	5		
Year of construction	2012		

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Energy Data

Energy certificate valid until	03.03.2032

Energy Certificate	Energy demand certificate
Final Energy Demand	16.00 kWh/m²a
Energy efficiency class	A+

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The property

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A first impression

This handsome villa is nestled in a fenced woodland and meadow plot of around 5,425 m². The charming hillside location offers a wonderful view of the surrounding nature and mountains. There are several riding stables in the immediate vicinity of the house, where you can take riding lessons or stable your own horse. The nearby village center with all infrastructures such as pharmacy, supermarket, restaurants etc. is easily accessible. The perfect combination of proximity to nature and a first-class infrastructure makes this property particularly attractive. An idyllic garden of approx. 1,600 m² borders directly on the villa and is complemented by a pergola and a natural pond. Just a few meters from the house, a Finnish sauna with panoramic windows invites you to relax. Access to the house is via an electric sliding gate that leads to a wide ramp directly into the underground garage. Here there is parking space for up to five cars, as well as a large laundry room, cellar rooms and the technical room. The top floor is characterized by 4.10 m high ceilings and floor-to-ceiling windows. Further photos and videos will be available from around mid-April. Sophisticated architecture & high-quality living: On the first floor there is an attractive living unit consisting of a spacious eat-in kitchen, two bedrooms and a bathroom. The floor-to-ceiling sliding windows flood the rooms with natural light and provide direct access to the garden. The modern, harmonious design creates a stylish and inviting atmosphere on this level. t the rear of the house there is another attractive small living unit that can be used flexibly. An external staircase leads to the impressive main apartment, which extends over two levels and also has a gallery on the top floor. The main entrance on the second floor opens onto a spacious living area with floor-to-ceiling windows and an expansive terrace offering breathtaking views of the countryside. There is also a stylish office on this level as well as a spiral staircase leading to the gallery. The private sleeping area is one floor below and comprises three bedrooms and two elegant bathrooms. The large master bedroom with dressing room and en-suite bathroom invites you to relax. The second bathroom is equipped with a free-standing designer bathtub. High-quality wooden floors, large windows and well thought-out architectural details create a harmonious atmosphere. Sustainability & state-of-the-art technology: This villa meets the highest energy standards and was newly built and awarded the Klimahaus A certification in 2011. Roof-integrated photovoltaic modules with a total output of approx. 19 kWp enable a sustainable energy supply and offer an attractive return on investment. A modern air-to-water heat pump supplies the underfloor heating and provides pleasant warmth on cold days and active cooling on hot days. The client is known for his international architecture conferences. The house was built by him using the "best available technologies". With its energy-efficient design, the building is straightforward, relatively compact and has no overhangs. Following the principles of

solar architecture, the wide south façade and the narrow east and west façades are fitted with generous glass fronts that capture the sun in winter and at the same time open up the living space to the forest. The generous windows also dominate the interior of the building and convey a feeling of openness, which is reinforced by high ceilings and the balcony on the upper floor and the terraces on the first floor. The large-scale passive house windows ensure heat gains in winter, so that the ventilation system in conjunction with a heat recovery system keeps the temperature throughout the house at a comfortable level almost free of charge. This unique property is free from ties and combines modern design, luxurious living comfort and an exclusive location - a perfect home for discerning connoisseurs. The forest consists of a mixture of old and young pines, larches, Swiss stone pines, various types of spruce and different species of deciduous trees.

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All about the location

This property impresses with its special location: it offers absolute peace and privacy, yet is in close proximity to the center of Jenesien. The idyllic village is located at 1,087 meters above sea level and offers a breathtaking view of the entire valley and the Dolomites. German is spoken almost exclusively in the village, unlike in the provincial capital of Bolzano/Bozen, which can be reached in just 15 minutes. Here you will find the typical South Tyrolean mix of Austrian and Italian flair. The property is located just a few hundred meters outside the charming village center, which offers an excellent infrastructure. Kindergarten, primary and secondary school, pharmacy, fire station and numerous restaurants are all within easy walking distance. The bus stop is also only around 350 meters away. The house is located directly on the E5 European long-distance hiking trail. The hiking trails to the nearby "Salten" plateau start from here. The Salten is a picturesque high plateau with extensive larch meadows and spectacular views of the Dolomites. Ideal for hikers, cyclists and nature lovers, it offers peace and relaxation in the midst of unspoiled countryside. A special highlight is the cable car from Bolzano to San Genesio, which is currently being renovated and will reopen soon. It will provide an even more comfortable and environmentally friendly connection to the city of Bolzano, further increasing the attractiveness of this unique residential area.

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Contact partner

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