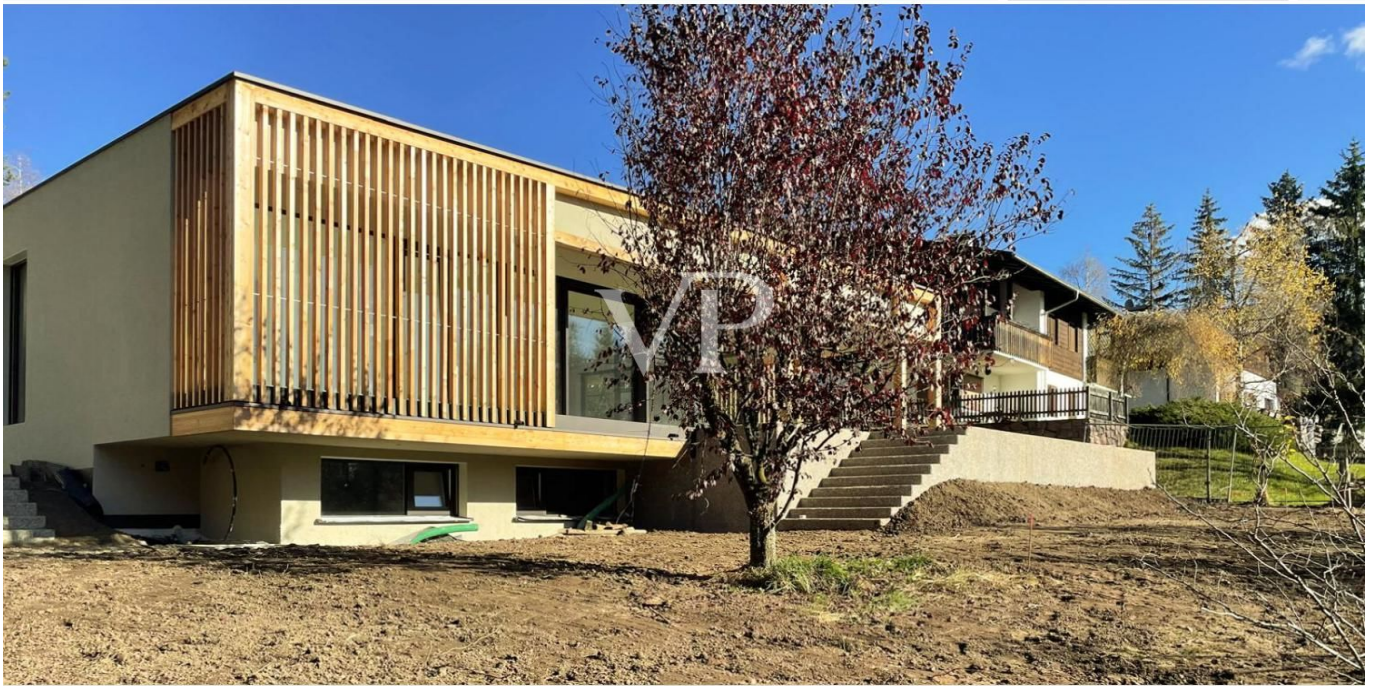


Petersberg – Südtirol [Trentino-Alto Adige]

# Chalet in alpine style, directly on the golf course in Petersberg

Property ID: IT23415481



[www.von-poll.it](http://www.von-poll.it)

LIVING SPACE: ca. 172,6 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 865 m<sup>2</sup>

Property ID: IT23415481 - 39050 Petersberg – Südtirol [Trentino-Alto Adige]

- At a glance
- The property
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Contact partner

Property ID: IT23415481 - 39050 Petersberg – Südtirol [Trentino-Alto Adige]

## At a glance

Property ID	IT23415481	Purchase Price	On request
Living Space	ca. 172,6 m <sup>2</sup>	Commission	commissionable
Rooms	5	Total Space	ca. 317 m <sup>2</sup>
Bedrooms	3	Usable Space	ca. 224 m <sup>2</sup>
Bathrooms	4	Equipment	Terrace

Property ID: IT23415481 - 39050 Petersberg – Südtirol [Trentino-Alto Adige]

## The property



Property ID: IT23415481 - 39050 Petersberg – Südtirol [Trentino-Alto Adige]

## The property



Property ID: IT23415481 - 39050 Petersberg – Südtirol [Trentino-Alto Adige]

## The property



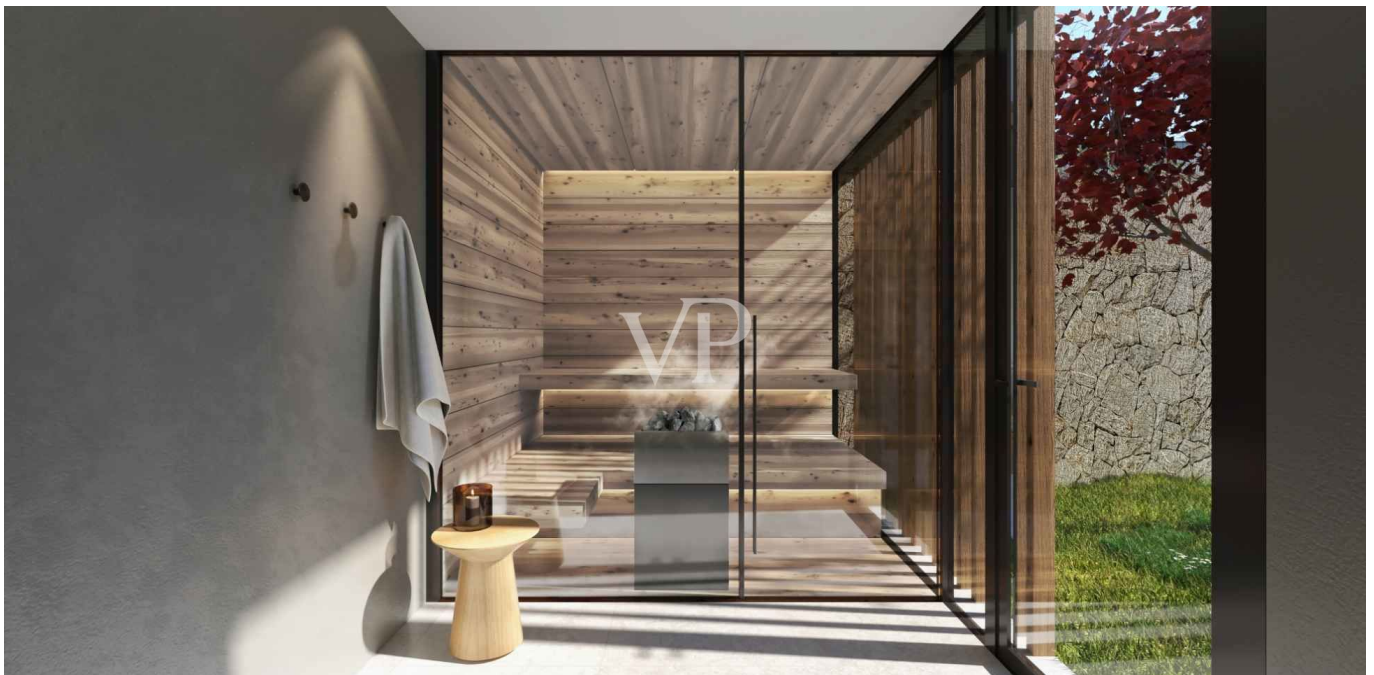
Property ID: IT23415481 - 39050 Petersberg – Südtirol [Trentino-Alto Adige]

## The property



Property ID: IT23415481 - 39050 Petersberg – Südtirol [Trentino-Alto Adige]

## The property





Property ID: IT23415481 - 39050 Petersberg – Südtirol [Trentino-Alto Adige]

## The property



Property ID: IT23415481 - 39050 Petersberg – Südtirol [Trentino-Alto Adige]

## The property



Property ID: IT23415481 - 39050 Petersberg – Südtirol [Trentino-Alto Adige]

## The property



Property ID: IT23415481 - 39050 Petersberg – Südtirol [Trentino-Alto Adige]

## The property



Property ID: IT23415481 - 39050 Petersberg – Südtirol [Trentino-Alto Adige]

## The property



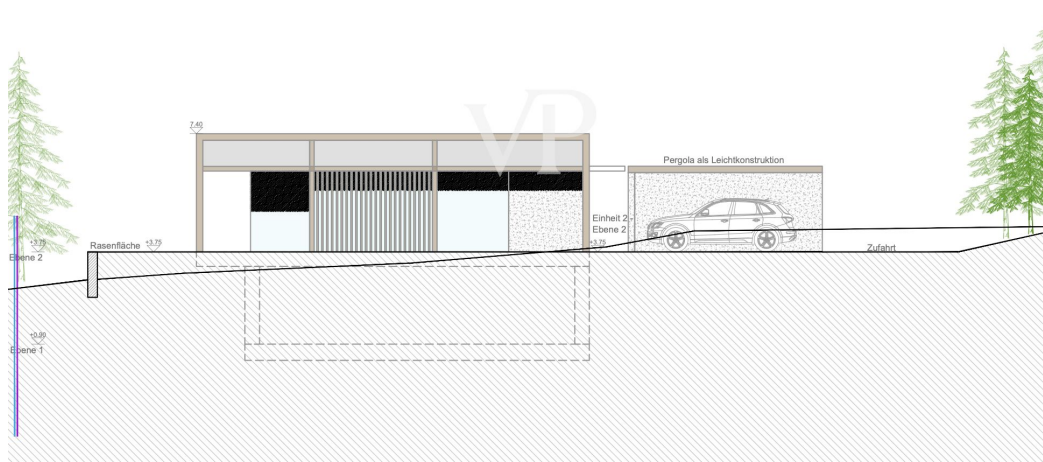
Property ID: IT23415481 - 39050 Petersberg – Südtirol [Trentino-Alto Adige]

## The property



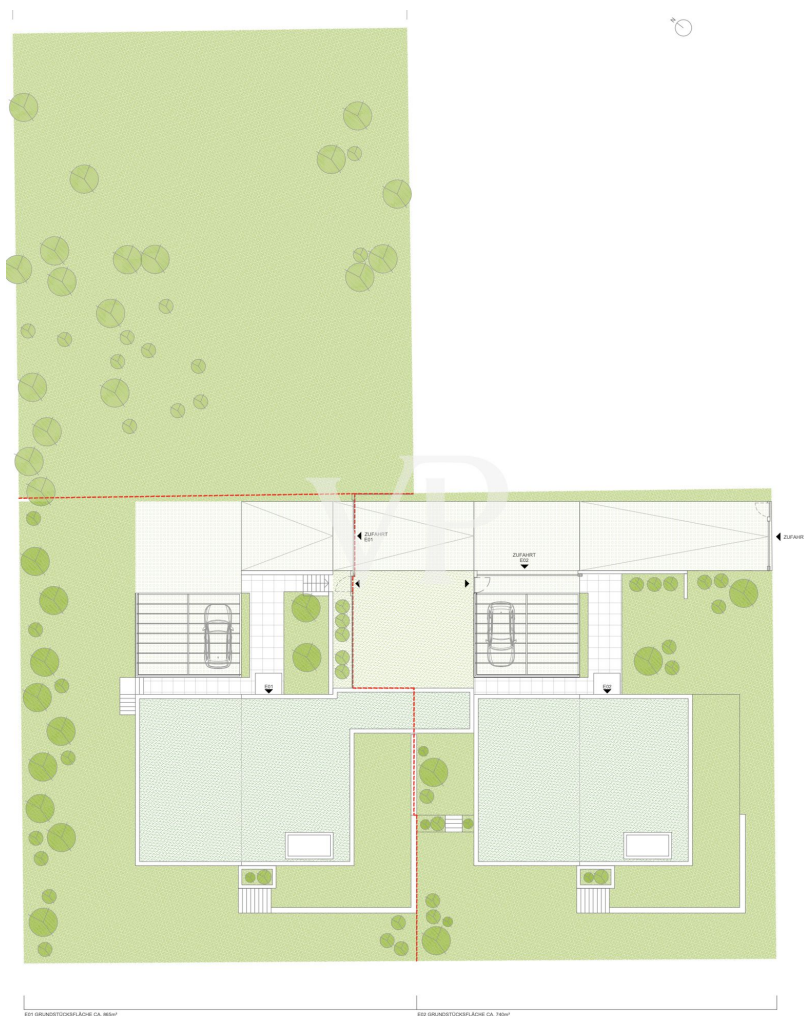
Property ID: IT23415481 - 39050 Petersberg – Südtirol [Trentino-Alto Adige]

## The property



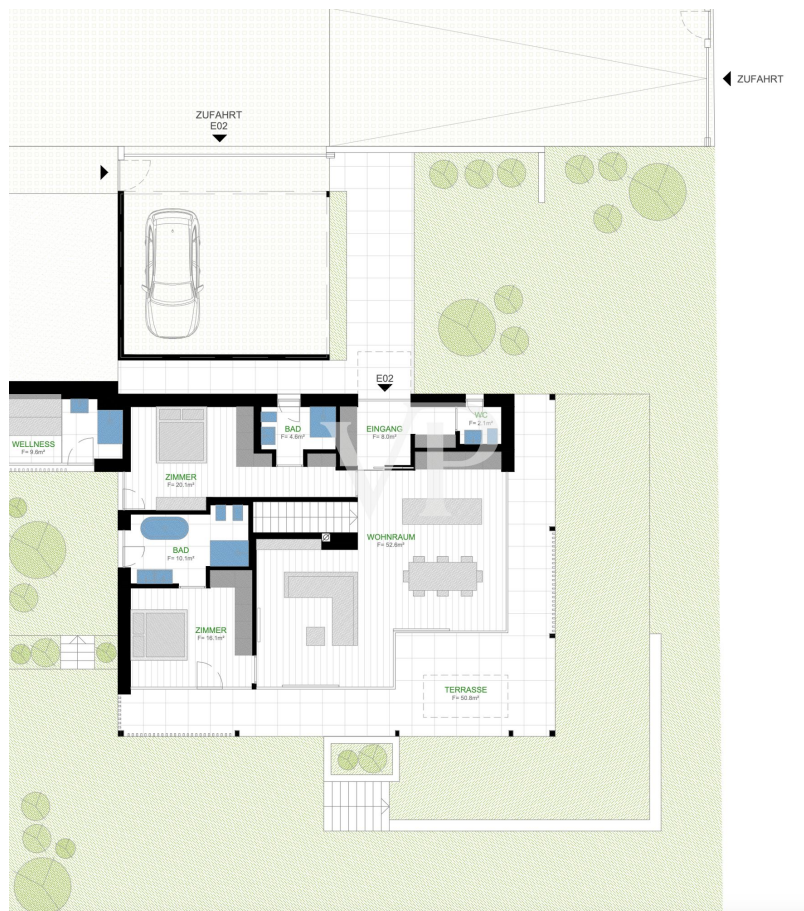
Property ID: IT23415481 - 39050 Petersberg – Südtirol [Trentino-Alto Adige]

## Floor plans









Villa 1

Wohn- und Nebenräume: 198 m<sup>2</sup>  
Garten und Zugänge: 671 m<sup>2</sup>  
Terrassen: 46 m<sup>2</sup>

✓ Außensauna  
✓ Waschraum  
✓ Keller

✓ Holzofen  
✓ Geschützte Autoabstellplätze  
✓ Besucherparkplätze



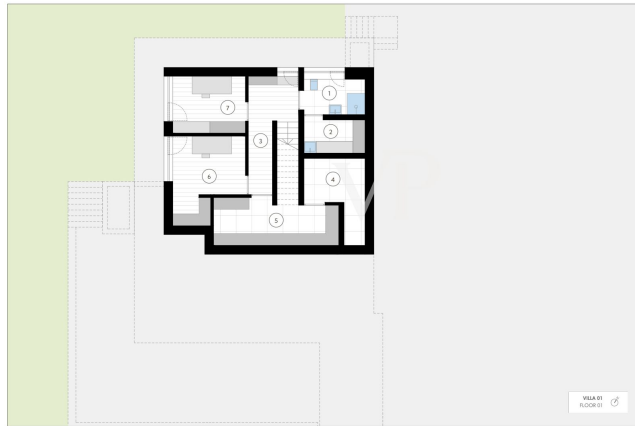
- ① Bad: 9,8 m<sup>2</sup>
- ② Zimmer: 16,1 m<sup>2</sup>
- ③ Wohnraum: 52,6 m<sup>2</sup>
- ④ Zimmer: 19,6 m<sup>2</sup>
- ⑤ Bad: 4,8 m<sup>2</sup>
- ⑥ Eingang: 8,0 m<sup>2</sup>
- ⑦ WC: 2,1 m<sup>2</sup>
- ⑧ Wellness: 13,3 m<sup>2</sup>
- ⑨ Terrasse: 46,8 m<sup>2</sup>

01  
02  
Etagen



# 317 m<sup>2</sup>

Handelsfläche



- 1 Bad: 5,8 m<sup>2</sup>
- 2 Waschraum: 5,4 m<sup>2</sup>
- 3 Vorräum: 10,4 m<sup>2</sup>
- 4 Technik: 9,3 m<sup>2</sup>
- 5 Keller: 16,1 m<sup>2</sup>
- 6 Hobbyraum: 14 m<sup>2</sup>
- 7 Hobbyraum: 10,7 m<sup>2</sup>

01

02

Etage

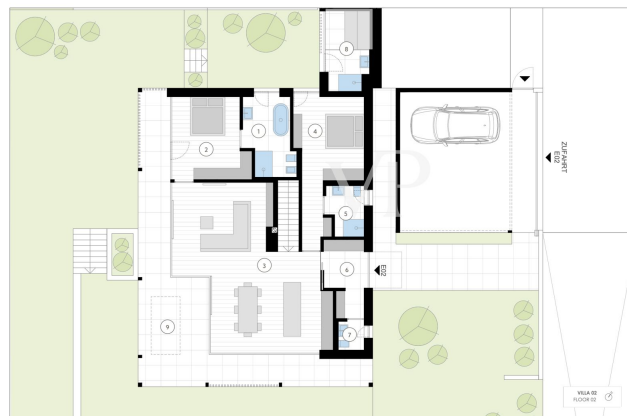


## Villa 2

Wohn- und Nebenräume: 202 m<sup>2</sup>  
Garten und Zugänge: 476 m<sup>2</sup>  
Terrassen: 50 m<sup>2</sup>

✓ Außensäuna  
✓ Waschraum  
✓ Keller

✓ Holzofen  
✓ Geschützte Autoabstellplätze  
✓ Besucherparkplätze



- 1 Bad: 10,1 m<sup>2</sup>
- 2 Zimmer: 16,1 m<sup>2</sup>
- 3 Wohnraum: 52,6 m<sup>2</sup>
- 4 Zimmer: 19,8 m<sup>2</sup>
- 5 Bad: 4,8 m<sup>2</sup>
- 6 Eingang: 8,0 m<sup>2</sup>
- 7 WC: 2,1 m<sup>2</sup>
- 8 Wellness: 9,6 m<sup>2</sup>
- 9 Terrasse: 50,8 m<sup>2</sup>

01

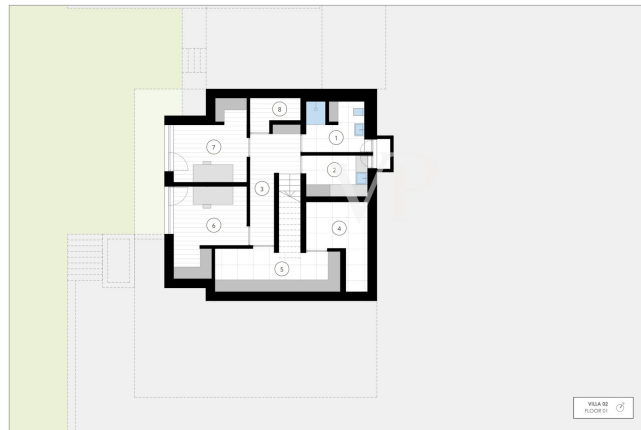
02

Etage



# 301 m<sup>2</sup>

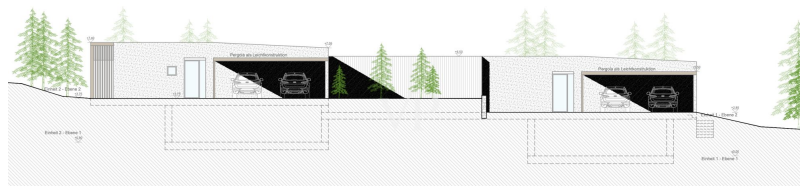
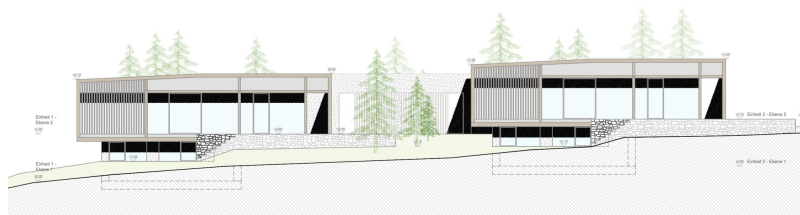
Handelsfläche

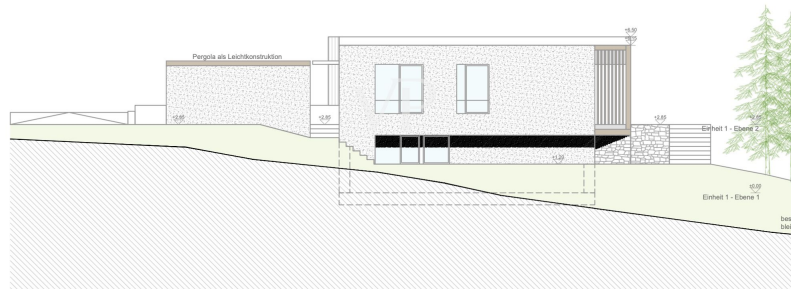


- 1 Bad: 7,6 m<sup>2</sup>
- 2 Waschraum: 6,6 m<sup>2</sup>
- 3 Vorräum: 10,2 m<sup>2</sup>
- 4 Technik: 9,8 m<sup>2</sup>
- 5 Keller: 14,8 m<sup>2</sup>
- 6 Hobbyraum: 14,2 m<sup>2</sup>
- 7 Hobbyraum: 12,8 m<sup>2</sup>
- 8 Abstellraum: 3,5 m<sup>2</sup>

- 01
- 02

Etage





This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: IT23415481 - 39050 Petersberg – Südtirol [Trentino-Alto Adige]

## A first impression

There are places where you immediately feel a very special energy. Places that cast a spell over you and never let go. Places that you have never been to and yet immediately feel at home. One such unique place of power is "Arboris": a modern alpine retreat in a larch forest on a sunny high plateau in the southwest of South Tyrol. This unique project is being built close to the golf course, on the edge of a quiet residential area. Two comfortable chalets with private gardens nestle against an enchanting forest. A wellness loggia with panoramic sauna is integrated into the garden of each villa. The construction is characterized by a lot of privacy, light-flooded rooms with generous window areas, high construction quality and high-quality turnkey fittings. Completion is imminent. Now is the ideal time to choose the furnishings. Floor coverings and sanitary facilities can be specially designed according to the customer's wishes. It is also possible to have the chalets fully furnished.

Property ID: IT23415481 - 39050 Petersberg – Südtirol [Trentino-Alto Adige]

## Details of amenities

The villas, built to Klimahaus Standard A, not only meet high standards in terms of energy efficiency, but also in terms of their impact on the environment and the health and well-being of their residents.

The project stands for comfort, quality and design: a unique retreat in a magical place.

At a glance:

Two modern and at the same time timelessly beautiful villas in alpine style, harmoniously embedded in the landscape with plenty of peace and privacy.

In only 30 minutes in Bolzano and on the Brenner freeway, in 15 minutes in the ski area Obereggen and Dolomiti Superski directly at the well-maintained 18-hole golf club Petersberg; high construction quality generous window surfaces in triple glazing, wellness loggia with panoramic sauna in the private garden, wood-burning stove in the open living area high-quality turnkey equipment.

Design details such as floor-to-ceiling doors, frameless fixed glazing, flush-to-floor showers and flush skirting boards included, modern building services, building automation.

Klimahaus Standard A

The floor plans are adaptable to your wishes and needs.

Property ID: IT23415481 - 39050 Petersberg – Südtirol [Trentino-Alto Adige]

## All about the location

Just half an hour's drive above the provincial capital of Bolzano lies the idyllic village of Petersberg at 1380 m above sea level. If you are looking for peace and unspoiled nature, enjoy the sound of birdsong and the scent of the forest and love clear, fresh mountain air, you will feel at home in Petersberg - without having to sacrifice any comfort. Against the magnificent backdrop of the Dolomite mountains Rosengarten, Latemar, Weißhorn and Schwarzhorn, nature lovers, hikers and winter sports enthusiasts will find a paradise of opportunities to indulge their passions. Golfers' hearts also beat faster here: the 18-hole Petersberg golf course is located in the middle of the impressively beautiful landscape. Flight: The direct connection by plane is also ideal: Berlin - Bolzano approx. 90 minutes flight time 3x per week Wednesday, Friday, Sunday Hamburg - Bolzano approx. 105 minutes flight time 4x per week Tuesday, Thursday, Saturday, Sunday Düsseldorf - Bolzano approx. 90 minutes flight time 3x per week Tuesday, Thursday, Sunday Stuttgart - Bolzano approx. 45 minutes flight time 2x per week Thursday, Sunday Kassel - Bolzano approx. 60 minutes flight time 2x per week Monday, Friday Direct flight



Property ID: IT23415481 - 39050 Petersberg – Südtirol [Trentino-Alto Adige]

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

---

Drususallee 265/Viale Druso 265 Bozen / Bolzano

E-Mail: [bozen@von-poll.com](mailto:bozen@von-poll.com)

*To Disclaimer of von Poll Immobilien GmbH*

---

[www.von-poll.com](http://www.von-poll.com)