



## Apartment for sale in Canazei

€ 1.200.000

Ref. CBI156-2299-9



**111 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3**

Unique and exclusive apartment in Canazei.

Come and discover this splendid apartment for sale in Canazei, one of the most prestigious locations in the Dolomites. Located on the mezzanine floor of a splendid newly built building, this apartment is one of the most exclusive and luxurious in the area. Its unique position, with private access to the ski lifts for the famous Sellaronda, makes it ideal for skiing and mountain lovers. With four floors in total, one of which is underground, the building is equipped with an elevator for easy access to all living units, garages and cellars.

The finishes are of the highest quality, reflecting the prestige and luxurious lifestyle that this apartment offers. Internally, the apartment is spread over 81 walkable square meters and is composed of a large living area, two bedrooms, two bathrooms and a laundry room which offer privacy and comfort to its residents.

With a total surface area of 111 m<sup>2</sup>, this apartment is perfect for those who want large spaces and comfort. The interiors, bright and well distributed, consist of three rooms, two bedrooms and two bathrooms, to guarantee maximum privacy and relaxation. The internal lift allows you to comfortably reach the mezzanine floor, without having to face uncomfortable stairs.

The apartment also boasts a unique and privileged position, facing south-west, which guarantees a splendid view of the surrounding mountains and excellent natural lighting.

The large terrace of 90 square meters, accessible from the living area, is the perfect place to enjoy the view and relax in the open air.

The property also includes a single car garage, to keep your car safe and always have a reserved space.

The heating is centralized, but thanks to heat metering it is possible to control consumption and reduce expenses to a minimum. Through the use of cutting-edge technologies such as geothermal and photovoltaic panels, this apartment is the perfect example of sustainability and energy saving.



This is a unique opportunity to live in an environment of luxury and comfort, immersed in nature and the breathtaking landscape of the Dolomites.

Don't miss the opportunity to have private access to the Canazei ski lifts and go down the famous Sellaronda slope directly from your apartment.

Contact us for a visit and let yourself be conquered by the wonders of this exclusive apartment.

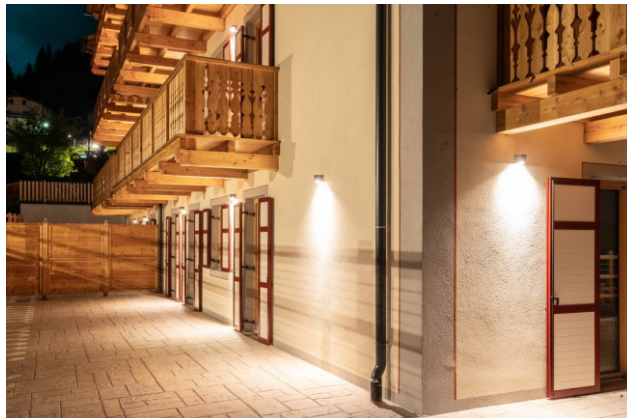
## Certification

**Energy Class:** A4

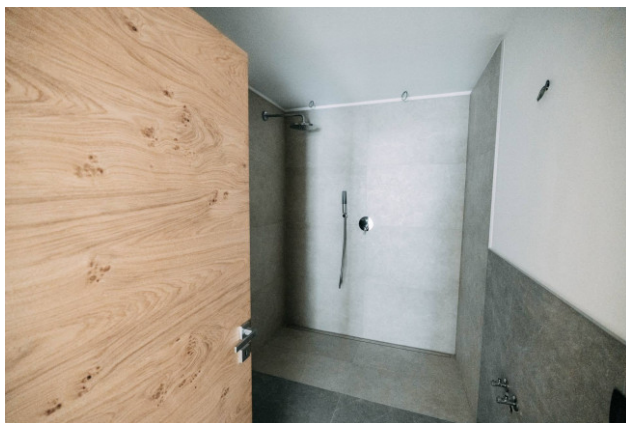
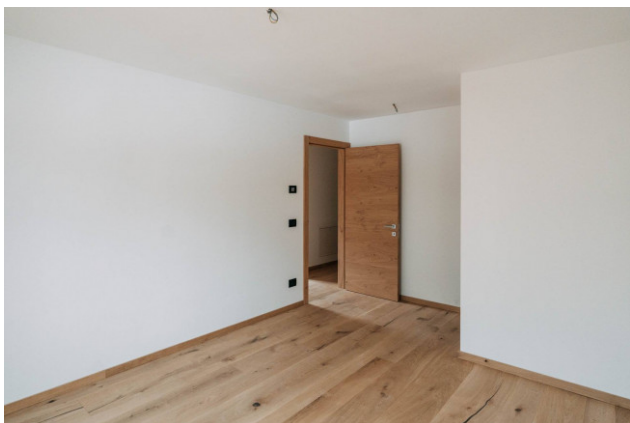
## Features

Property ID: CBI156-2299-9	Contract: Sale
Categoria: Apartment	Address: Strèda de Ciampac, 26
Zip Code: 38032	Municipality: Canazei
Total sqm: 111 sq.m.	Bedrooms: 2
Bathrooms: 2	Rooms: 3
Internal condition: Excellent	Floor: Mezzanine
Total floors: 3	Independent heating: Central Heating with Counter
Lift: Yes	No architectural barriers: Yes
Date of construction: 2023	Current Status: Available after the deed of sale
Terrace: Present, 112 sq.m.	Kitchen: Regular Kitchen
Garage: for one car	

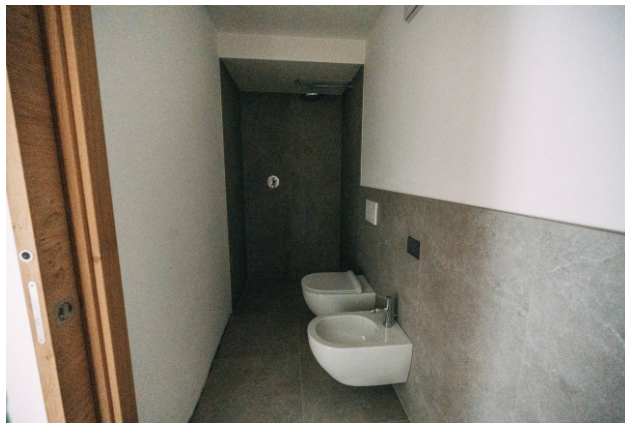




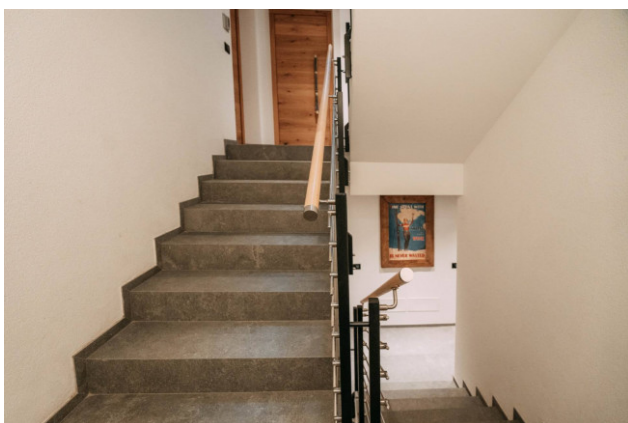
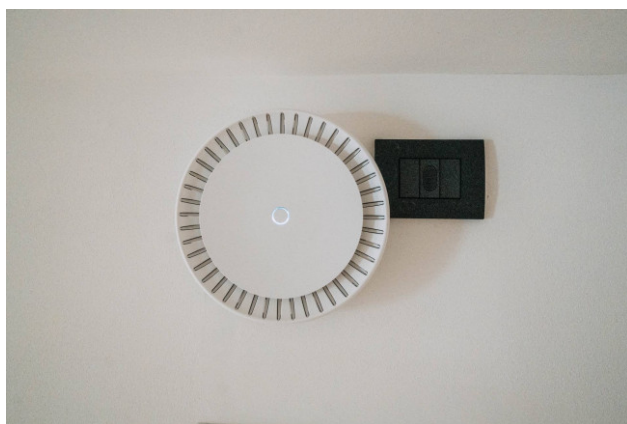
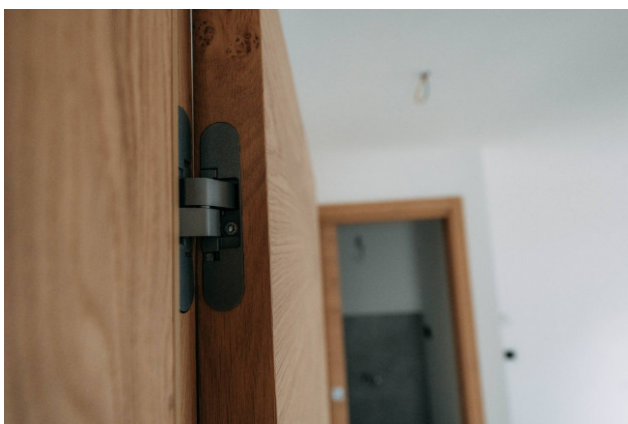
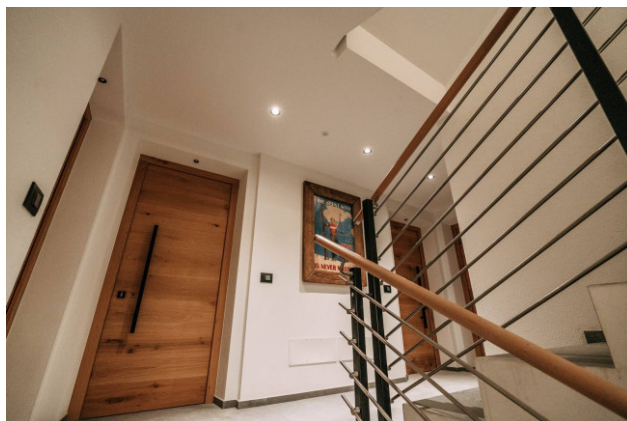
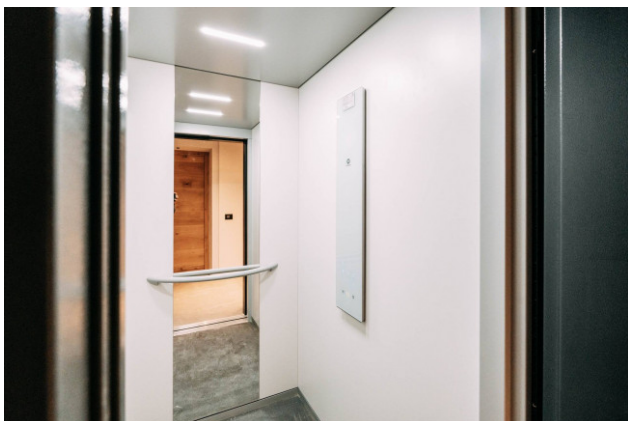




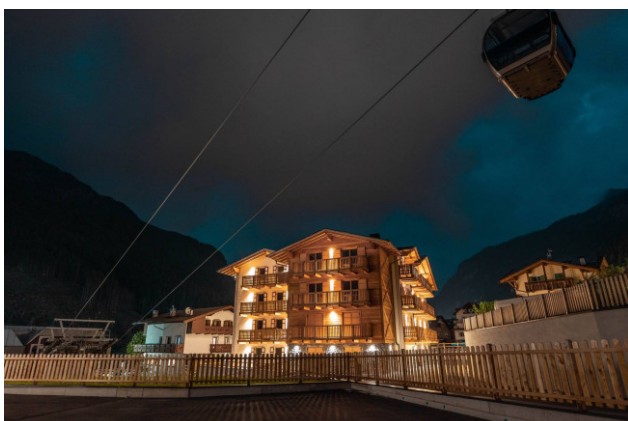
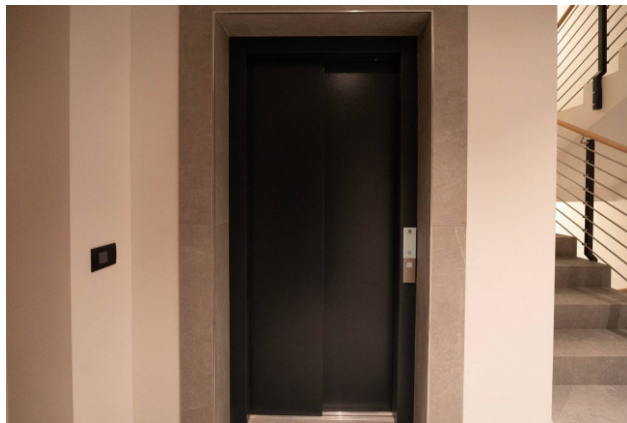














**Dolomites Real Estate**

Strèda de Cercenà 14 - Canazei (TN) - (+39) 0462 870120  
canazei@cbitaly.it - <https://www.coldwellbanker.it/en>  
VAT 04954530962