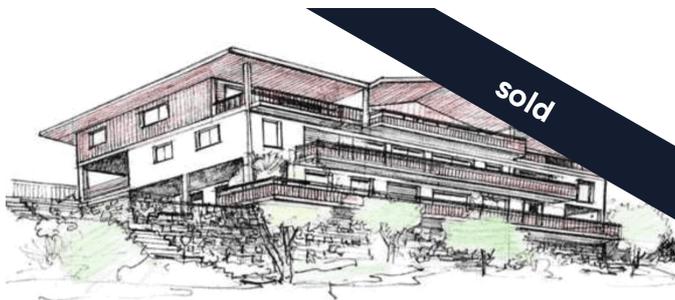


# Villa Stöcklvater

39037 Rio di Pusteria (BZ)



## Basic data

Units <b>8</b>	Rooms <b>3 - 4</b>	Floors <b>3</b>	Living area <b>56 - 79 m<sup>2</sup></b>
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Prices from  
**370.000 €**  
 to  
**495.000 €**

## Description

Exclusive Residential Project Villa Stöcklvater in Mühlbach – Living with a Panoramic View

Just a short distance from the center of Mühlbach, in a stunning hillside location with breathtaking views, the "Villa Stöcklvater" residential project is being developed. This exclusive complex features a timeless and elegant architectural design, combining modern comfort with high-quality materials.

Key Features of the Project:

- Exclusive Living: Only 8 residential units, ensuring privacy and tranquility.
- Various Apartment Types: Two-room, three-room, and four-room apartments spread across three floors.
- Spacious Outdoor Areas: Each unit includes a private terrace, balcony, or garden.
- Modern Amenities: The complex offers storage cellars and covered parking spaces.
- Sustainable Construction: Built according to the "CasaClima A Nature" standard, ensuring high energy efficiency and an environmentally friendly living environment.

This is a unique opportunity to experience a perfect blend of modern architecture and traditional elegance, offering a high quality of life in one of South Tyrol's most charming locations.

## General information

<b>Year of construction</b>	2024
<b>Energy class</b>	Clima House A nature (< 30 kWh)
<b>Handover</b>	30.12.2025
<b>Taxation/fee</b>	with VAT.
<b>Area</b>	hillside location
<b>Panorama/Environment</b>	mountain view

### Condition & energy efficiency

Year of construction	2024
Heating mode	air heat pump
Heating type	calorie counter
Heating system	floor heating

### Area & Facilities

Windows	triple insulating glass
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### Floor plan

