# Villa Emma

39034 Dobbiaco (BZ)



## Basic data

| Units | Rooms | Floors | Living area |
|---|---|---|---|
| 13 | 2 - 4 | 4 | 54 - 95 m² |

Prices from
**329.000 €**
to
**595.000 €**

## Description

**Exclusive New Residential Development in Dobbiaco – Where Your Dream Home Becomes Reality**

In a sunny and highly desirable location in Dobbiaco, a modern residential development is taking shape, combining contemporary architecture, sustainability, and premium living comfort.

**What to expect:**

- Subsidized apartments reserved for residents of the province
- A variety of unit sizes – from studios to luxurious penthouses
- High-quality finishes and thoughtfully designed layouts
- Spacious outdoor areas, terraces, or well-sized balconies
- Private cellar compartments for additional storage
- Reserved parking spaces for maximum convenience
- Built according to the **CasaClima A Nature standard** – energy-efficient and eco-friendly

Each unit has been carefully designed to offer a perfect balance of style, functionality, and comfort. Bright, open living spaces and modern materials create a welcoming atmosphere, while outdoor areas provide the perfect setting for relaxation and social gatherings.

Take advantage of this unique opportunity to secure your new home in one of the most sought-after locations in the Alta Pusteria region.

**Contact us today** for more information, to schedule a viewing, or to personalize your future home.

## General information

| | |
|---|---|
| **Year of construction** | 2026 |
| **Lift** | Yes |
| **Energy class** | Clima House A nature (< 30 kWh) |
| **Handover** | 30.12.2027 |
| **Taxation/fee** | with VAT. |
| **Area** | conveniently located |
| **Panorama/Environment** | unobstructed view |

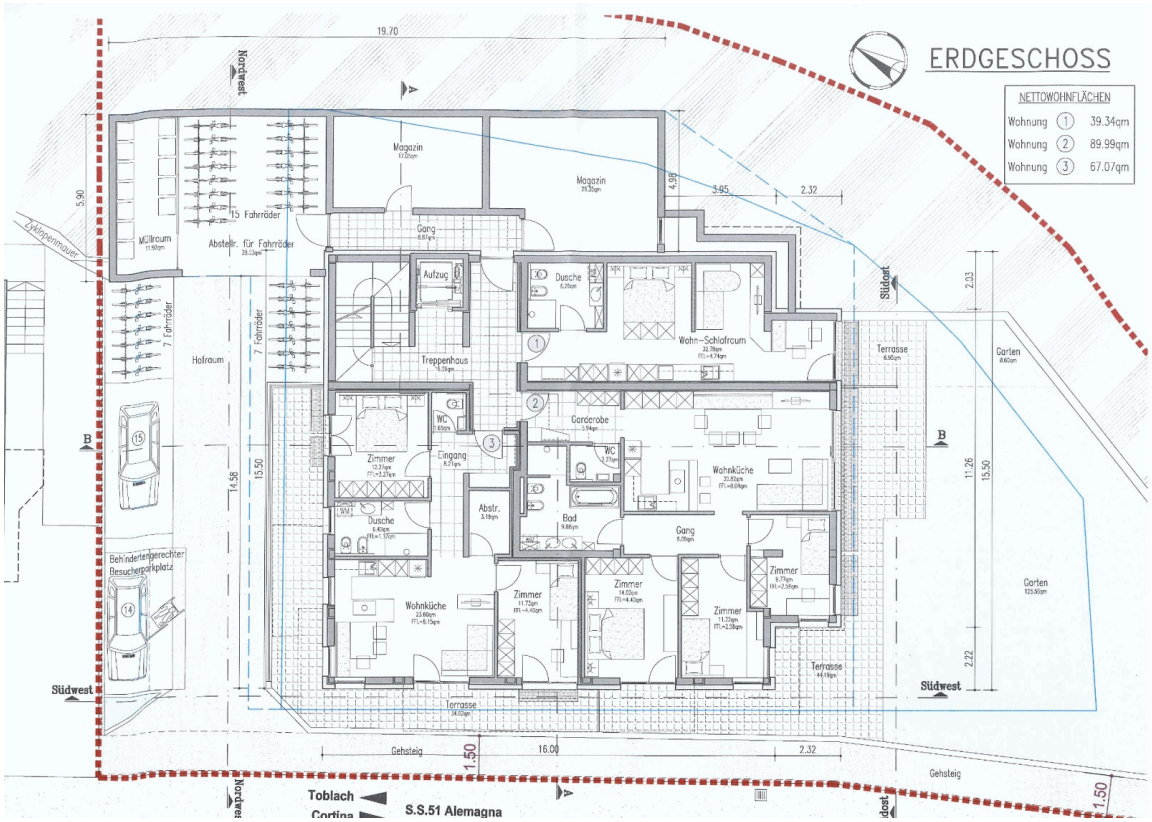
## Condition & energy efficiency

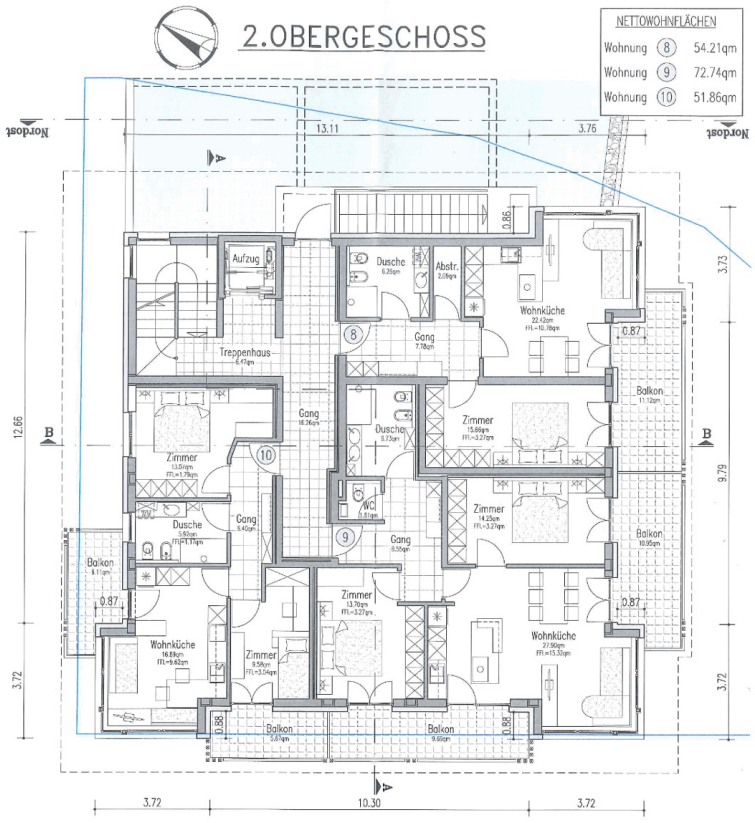
| | |
|---|---|
| **Year of construction** | 2026 |
| **Heating mode** | district heating |
| **Heating type** | calorie counter |
| **Heating system** | floor heating |

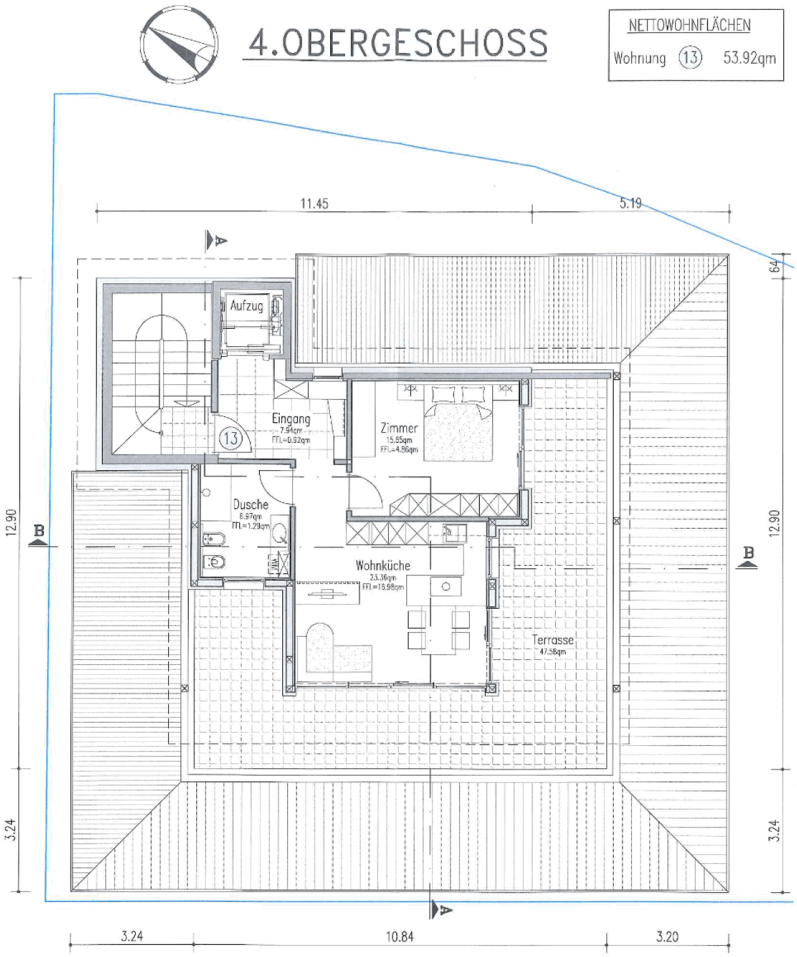
## Area & Facilities

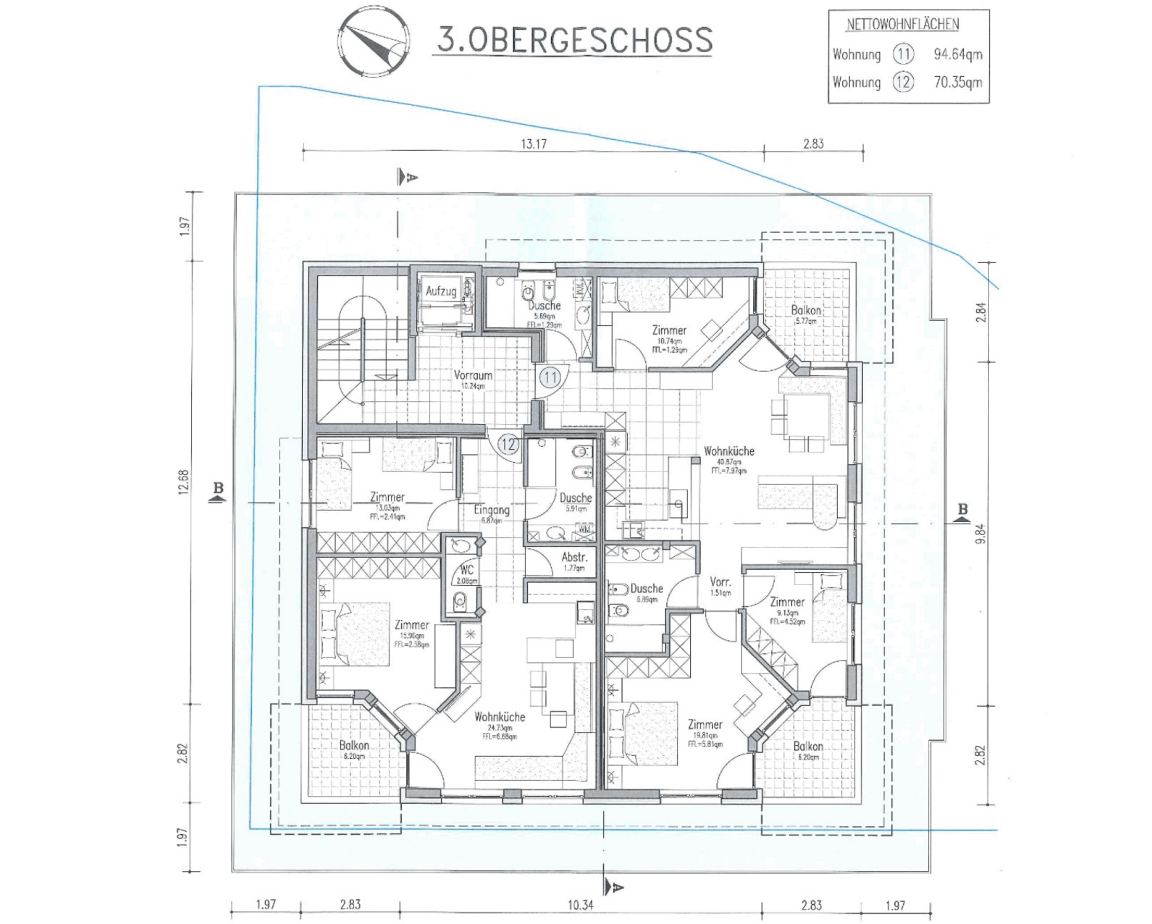
| | |
|---|---|
| **Windows** | triple insulating glass |

## Floor plan

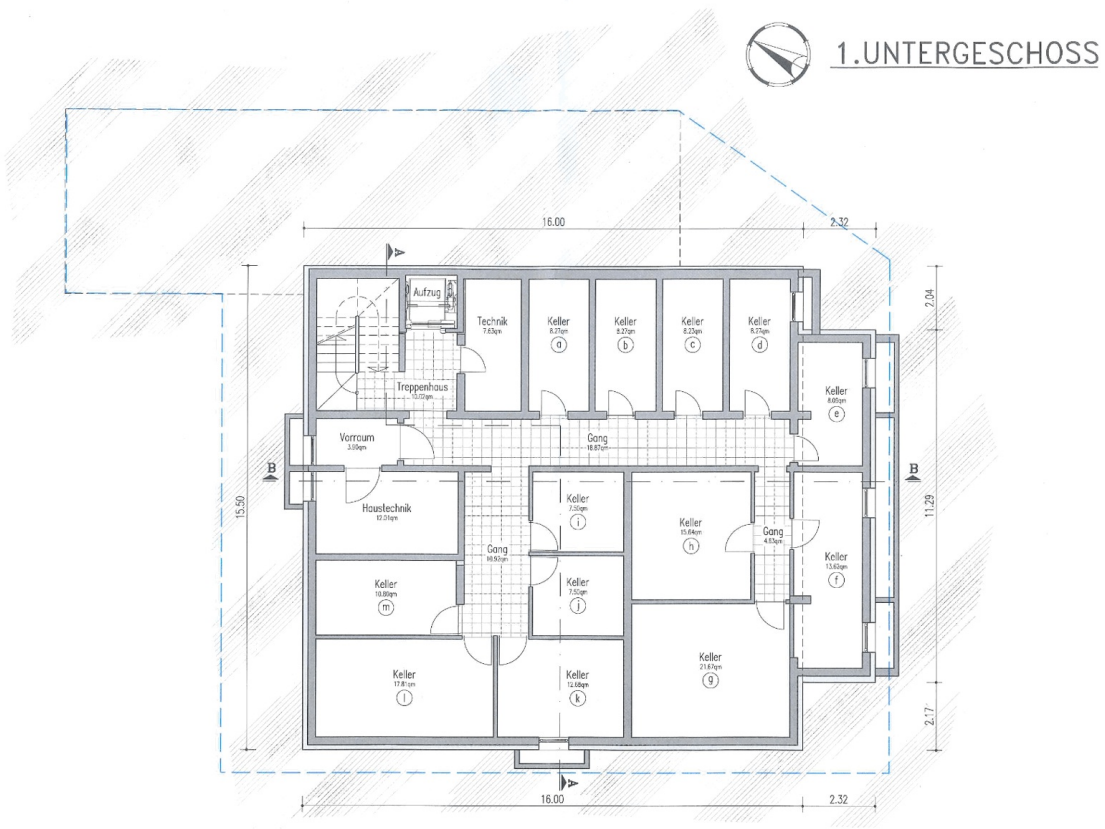



2.OBERGESCHOSS
NETTOWOHNFLÄCHEN
Wohnung 8 54.21qm
Wohnung 9 72.74qm
Wohnung 10 51.86qm
Nordost
13.11
3.76
12.66
9.79
3.72
10.30
Aufzug
Treppenhaus
Dusche
Abstr.
Gang
Wohnküche
Balkon
Zimmer
WC
Balkon


4.OBERGESCHOSS
NETTOWOHNFLÄCHEN
Wohnung 13 53.92qm
11.45
5.19
Aufzug
Eingang
13
Zimmer
Dusche
Wohnküche
Terrasse
12.90
3.24
3.24
10.84
3.20
A
B


3.OBERGESCHOSS
NETTOWOHNFLÄCHEN
Wohnung 11 94.64qm
Wohnung 12 70.35qm
13.17
2.83
1.97
12.68
2.82
1.97
2.84
9.84
2.82
1.97
2.83
10.34
2.83
1.97
Aufzug
Dusche
Zimmer
Balkon
Vorraum
Wohnküche
Zimmer
Eingang
Dusche
WC
Abstr.
Dusche
Vorr.
Zimmer
Zimmer
Wohnküche
Zimmer
Balkon
Balkon


1.OBERGESCHOSS
NETTOWOHNFLÄCHEN
Wohnung 4 67.65qm
Wohnung 6 59.77qm
Wohnung 7 51.86qm
12.00
1.31
3.51
3.46
3.00
12.62
9.79
3.72
10.30
3.72
Nordost
Nordost
Südost
Südost
Luftraum
Luftraum
Garten
Aufzug
Hobbyraum
Wohnküche
Treppenhaus
Gang
Gang
Gang
Gang
Zimmer
Zimmer
Zimmer
Zimmer
Zimmer
Dusche
Dusche
Dusche
Balkon
Balkon
Balkon
Balkon
Wohnküche
Wohnküche
0.87
0.87
0.86
0.86
3.73
0.64


1.UNTERGESCHOSS
16.00
2.32
Aufzug
Technik
Keller
Keller
Keller
Keller
Keller
Treppenhaus
Vorraum
Gang
Haustechnik
Keller
Gang
Keller
Keller
Gang
Keller
Keller
Keller
Keller
Keller
15.50
11.29
2.04
2.17
16.00
2.32


Villa Emma







