# Villa Camomilla

**Region:** Dolomites **Sleeps:** 10

## Overview

Villa Camomilla balances striking modern design with traditional South Tyrolean craftsmanship, offering an inviting retreat for up to ten guests. Spread across three levels, the interiors are flooded with light and framed by natural wood, muted tones, and clean lines. The heart of the home is the open-plan living and dining area, with a fireplace, large family table, and sleek kitchen that flows onto a pergola-covered terrace created by local artist Manfred Mayr. Four bedrooms, each with en-suite bathrooms, are carefully placed across the villa, while additional sitting rooms and balconies provide quiet corners for reading or contemplation.

Outside, the infinity pool glimmers with chlorine-free brine water, heated on request, and looks across vineyards toward the Dolomites. The Mediterranean Garden, fragrant with herbs, invites you to pause between swims, while the private sauna and adjoining wine cellar promise evenings of deep relaxation and convivial tasting. With thoughtful details, underground parking, and even a charging station for electric cars, Villa Camomilla is a refined, yet welcoming home designed to celebrate both comfort and character.









## Facilities

Smoke Detectors Present and Maintained • Wellness • Skiing • Villa • Walking/Hiking Paths • Recommended • Walk to Village • EV Charger • Private Pool • Working Fireplace/Woodburner • Ideal for Kids • Has Discount • Ideal for Teens • Chef/Cook Available • Has Offer • Special Offer • Cots (Cribs) • Heated Pool • All Bedrooms En-Suite • Ground Floor Bed & Bath • Wheelchair Access • Parking Space • Walk to Restaurant • Wi-Fi/Internet • Lakes and Mountains • BBQ • Washing Machine • Coffee Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Table Tennis • Games Room • Garage • Indoor Games • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Smart TV • Sauna/Steam • Wine Cellar • Table Football • Heating • Spa Treatments Available • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds

# Interior & Grounds

**The Villa (300 sqm)**
*Ground Floor*
- Bedroom 1: Ensuite bathroom and patio

*First Floor*
- Spacious dining and living area with a large sofa area, a dining table and an open fireplace
- Open, fully equipped kitchen, leads directly onto the terrace
- Bedroom 2: Ensuite bathroom
- Guest WC

*Second Floor*
- Bedroom 3: Double bed, ensuite bathroom
- Bedroom 4: Double bed, ensuite bathroom
- Living room with sofa bed
- Sauna & Wine Cellar
- Finnish/Organic sauna
- Wine cellar

*Outside Grounds (500 sqm)*
- Infinity pool filled with chlorine-free brine water (This can be heated from Easter to the end of October if required) (9 x 4m; depth: 1.4m)
- Mediterranean garden
- Sun loungers
- Herb garden
- Covered by a pergola designed by artist Manfred Mayr
- 3x underground parking spots

**Additional Facilities**
- WLAN
- Floor cooling in every room
- Barbecue
- Sauna towels
- Cot and highchair (on request)









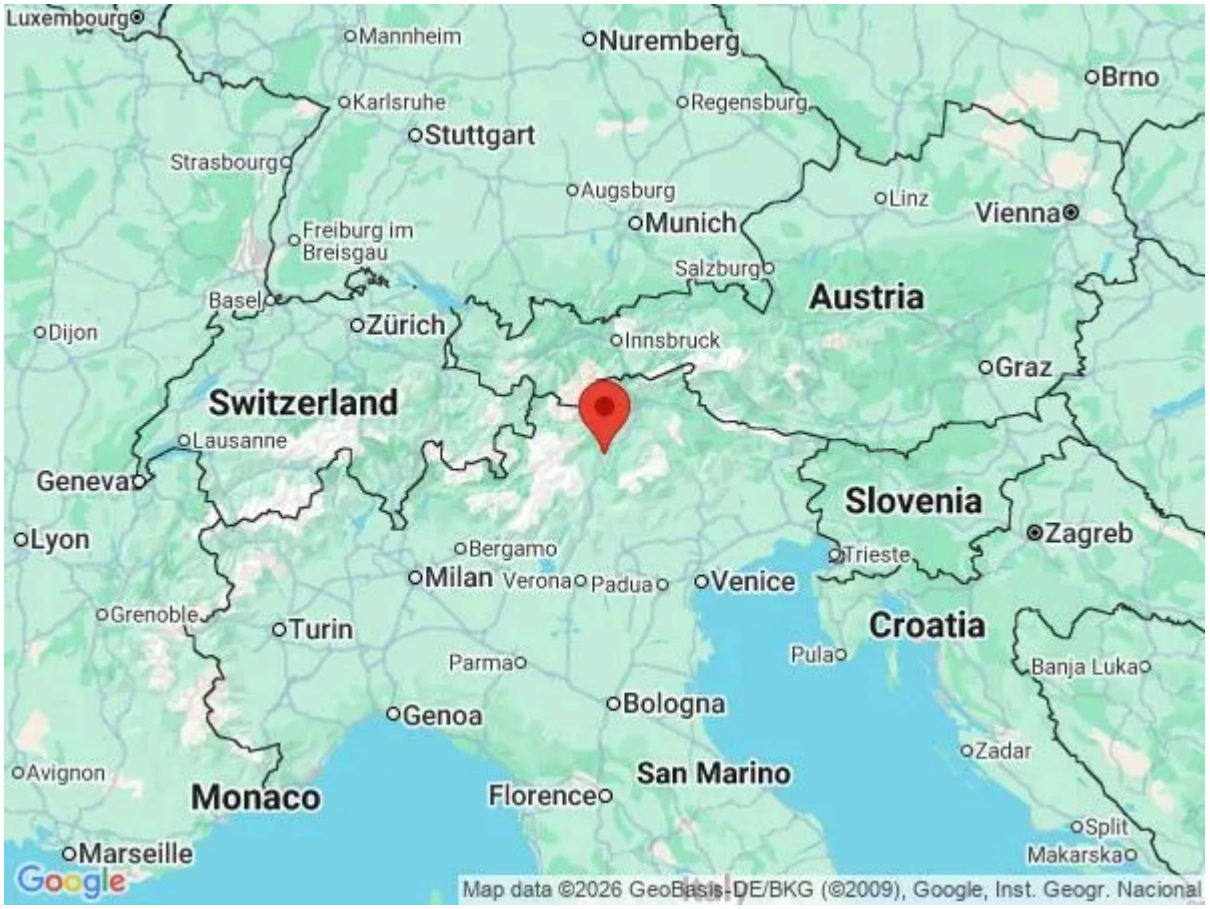
# Location & Local Information

Villa Camomilla is located on the edge of the historic centre of Kaltern am See, a wine village where German and Italian cultures intertwine. Just steps away are artisan shops, bakeries, wine cellars, cafés, and restaurants, making everyday pleasures easily accessible. The villa's position offers privacy, yet you're only a short stroll from the lively rhythm of village life.

The surrounding landscape is shaped by vineyards, castles, and alpine peaks. Lake Kaltern, the warmest bathing lake in the Alps, lies just 2km to the south, while the Mendel mountain and its funicular provide easy access to countless hiking trails. This is also a region steeped in history, from the discovery of Ötzi the Iceman to the dramatic limestone spires of the Dolomites, a UNESCO World Heritage Site. Kaltern itself is celebrated for its wine culture, with award-winning wineries and cellars close at hand. Year-round, the area brims with festivals, music, and culinary events, ensuring there is always something to discover.

## Local Amenities

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| Nearest Airport | **Bolzano Airport (17 km)** |
| Nearest Airport 2 | **Innsbruck Airport (140 km)** |
| Nearest Airport 3 | **Valerio Catullo Airport (144 km)** |
| Nearest Bar/Pub | **Caldaro Kaltern (200 m)** |
| Nearest City | **Verona (146 km)** |
| Nearest Equipment Hire | **MountainSpirit (20 km)** |
| Nearest Golf | **Golf & Country (13 km)** |
| Nearest Piste | **Corno Bianco (49 km)** |
| Nearest Restaurant | **Caldaro Kaltern (200 m)** |
| Nearest Ski Hire | **MountainSpirit (20 km)** |
| Nearest Ski Lift | **Oclini (49 km)** |










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|---|---|
| Nearest Supermarket | **Despar-Supermarkt (550 m)** |
| Nearest Tennis | **Kaltern Tennis Club (2 km)** |
| Nearest Town | **Bolzano (15 km)** |
| Nearest Track | **Corno Bianco (49 km)** |
| Nearest Train Station | **Bozen (19 km)** |
| Nearest Village | **Cardaro Kaltern (100 m)** |

## What we love

- Infinity pool with Dolomite views, filled with chlorine-free brine water.
- Artist-designed pergola terrace for dining from sunrise to sunset.
- Private sauna and wine cellar with tasting experiences on request.

## What you should know...

- While the villa offers privacy, it is close to the historic centre, so you may hear a touch of village life nearby.
- Villa Camomilla is part of a two-villa ensemble with Villa Optima (https://www.oliverstravels.com/italy/northern-italy/dolomites/villa-optima/); while both are independent, they can be booked together for larger groups.
- Pool heating is available only between Easter and the end of October.
- The villa spans three levels, with stairs between floors.

# Terms & Conditions

- **Security deposit:** €500 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 3.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.

- **Departure time:** By 10.00 a.m.

- **Energy costs included?:** Yes.

- **Linen & towels included?:** Yes.

- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €20 per pet per day will apply (payable locally).

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. <br> Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking. <br> Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager. <br> Please note home security devices may be installed at the villa, please enquire for further information.

- **Changeover day:** Saturday in high season. Flexible during all other periods.

- **End of stay cleaning:** Standard changeover clean included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** Outside only.

- **Minimum stay:** 7 nights, all other durations on request

- **Heating costs included?:** Yes.

- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per person per night - please enquire if exact amount is required).

- **Internet access?:** Wi-Fi internet access included.

- **Pool towels included?:** Yes.

- **Pool opening dates?:** The pool is open approximately from Easter to late-October. Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.