Villa Optima

Region: Dolomites **Sleeps:** 6

Overview

Villa Optima is a striking retreat in the wine village of Kaltern am See, South Tyrol, offering space for up to six guests in an elegant setting where architecture and landscape meet. Designed by architect Prof. Walter Angonese and artistically shaped by Manfred Alois Mayr, the villa combines clean, modern lines with local craftsmanship, resulting in interiors that feel both contemporary and rooted in tradition.

Spread across three levels, the villa offers a fluid mix of indoor and outdoor living. The top floor is devoted entirely to a master suite, complete with a freestanding bathtub and sweeping views. Downstairs, the open plan living and dining area leads out onto a terrace shaded by blue wisteria, the perfect spot to enjoy the South Tyrolean dolce vita. A private whirlpool sits on a sheltered ground-floor terrace, while the Mediterranean garden frames a saltwater pool that can be heated on request.

Just a few steps away lies the historic centre of Kaltern, with its wine shops, cafés, and restaurants, while the vineyards and Dolomites stretch out in the distance. Here, you can stroll into town for an aperitivo, swim in Lake Kaltern, or hike the Mendel mountain trails, all from the comfort of your own private villa.









Facilities

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

Interior & Grounds

The Villa (200 sqm)
Ground Floor
- Bedroom 1 with ensuite bathroom
- Living room with sofa bed
- Bathroom

First Floor
- Dining and living area with views of the surrounding mountains, opening onto a patio
Second floor
- Master Bedroom 2 with ensuite with free-standing bathtub

Outside Grounds (400 sqm)
- Sheltered terrace with a private whirlpool
- Mediterranean garden
- Saltwater (chlorine-free brine water) swimming pool (optional heating from Easter to end of October) (6.5 x 3m; depth 1.2m)
- 2 x parking spaces in our own underground garage and a charging station for electric cars (for a fee)

Additional Facilities
- Finnish/bio sauna
- WLAN
- Floor cooling in every room
- Outdoor barbecue
- Cot and high chair (on request)
- Sauna towels









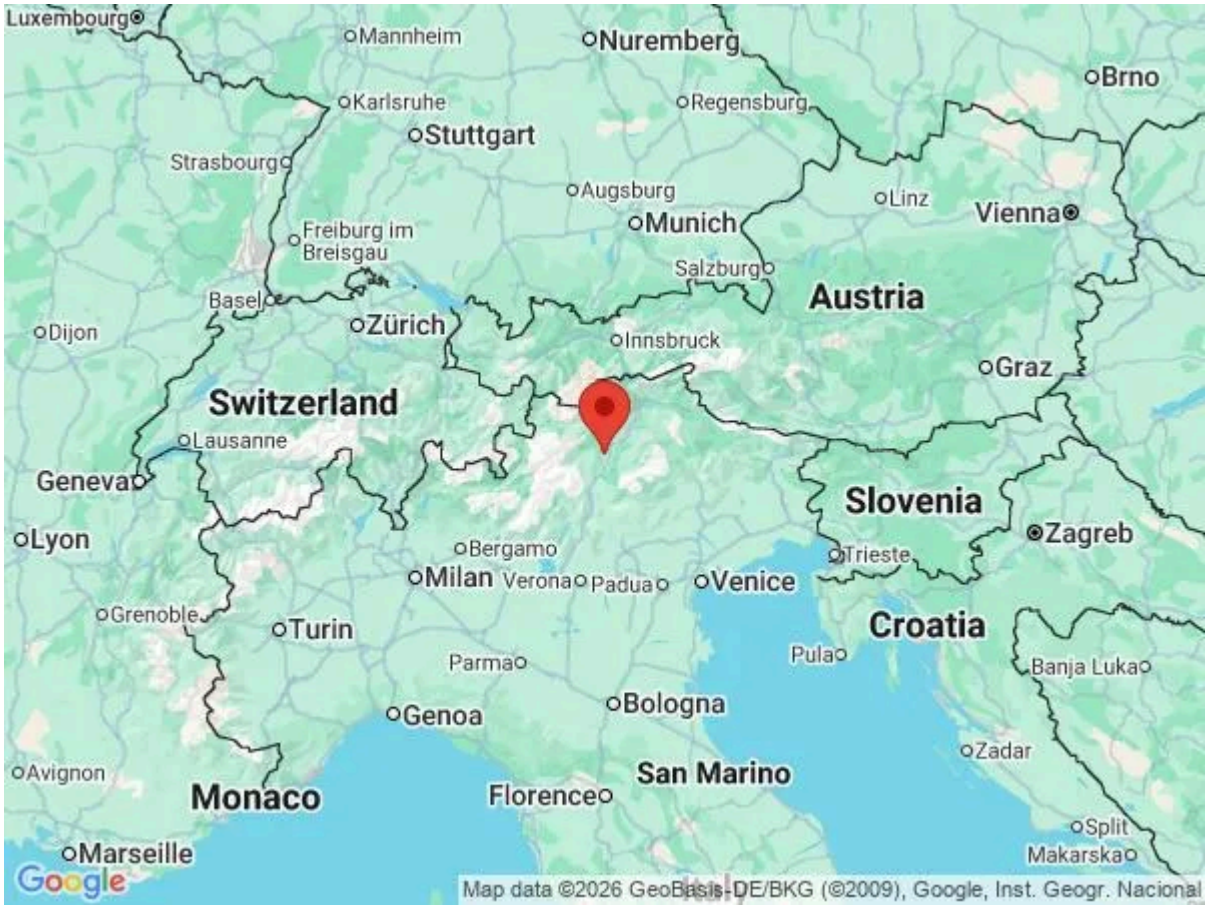
Location & Local Information

Villa Optima 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

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 Golf	**Golf & Country (13 km)**
Nearest Piste	**Corno Bianco (49 km)**
Nearest Restaurant	**Caldaro Kaltern (200 m)**
Nearest Ski Hire	**Mountain Spirit (20 km)**
Nearest Ski Lift	**Oclini (49 km)**
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

- Architect-designed interiors that fuse modern form with traditional craftsmanship!
- Sheltered terrace with private whirlpool, perfect for quiet evenings.
- Master suite spanning the entire top floor, complete with freestanding bathtub.

What you should know...

- Villa Optima is part of a two-villa ensemble with Villa Camomilla (https://www.oliverstravels.com/italy/northern-italy/dolomites/villa-camomilla/); while both are independent, they can be booked together for larger groups.
- The villa spans three floors, with stairs connecting levels.
- Pool heating is available only between Easter and the end of October.

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.
 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.
 Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.
 Please note home security devices may be installed at the villa, please enquire for further information.

- **Changeover day:** Saturday in mid-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.