Apartment Graz

Region: Dolomites **Sleeps:** 4

Overview

Set in the heart of the historic village of Cima Sappada, Apartment Graz is a charming retreat where traditional Alpine design meets modern comfort. Spread over two floors, the apartment has been carefully restored with a focus on natural materials, energy efficiency, and quiet luxury. Step inside to find a cosy living room with plush seating and a Smart TV, ideal for curling up after a day in the mountains. The fully equipped kitchen, blending wood, stone and sleek appliances, invites you to cook and connect over slow meals.

The apartment features two serene bedrooms, each with a double bed and soft, layered textiles that echo the tones of the surrounding peaks. There's a modern bathroom, a washing machine for longer stays, and private on-site parking, a rare bonus in the village centre. Whether you're skiing, hiking or simply soaking in the Dolomites' peaceful rhythm, Apartment Graz offers the kind of quiet that resets your pace. Thoughtful, sustainable, and beautifully Alpine, it's everything a mountain escape should be.

Facilities

Ski Lift Nearby • Recommended • Mountain View • Ideal for Kids • Skiing • Walk to Village • Special Offer • Has Offer • Cots (Cribs) • Has Discount • Ideal for Teens • Wheelchair Access • Parking Space • Walk to Restaurant • Wi-Fi/Internet • Lakes and Mountains • Chalet Apartment • Washing Machine • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Dishwasher • Microwave • Smart TV • Heating • Caretaker/Owner on Site









Interior & Grounds

The Apartment
Ground Floor
- Living room
- Dining area
- Fully equipped kitchen
- Bathroom
- Bedroom 1: Double bed

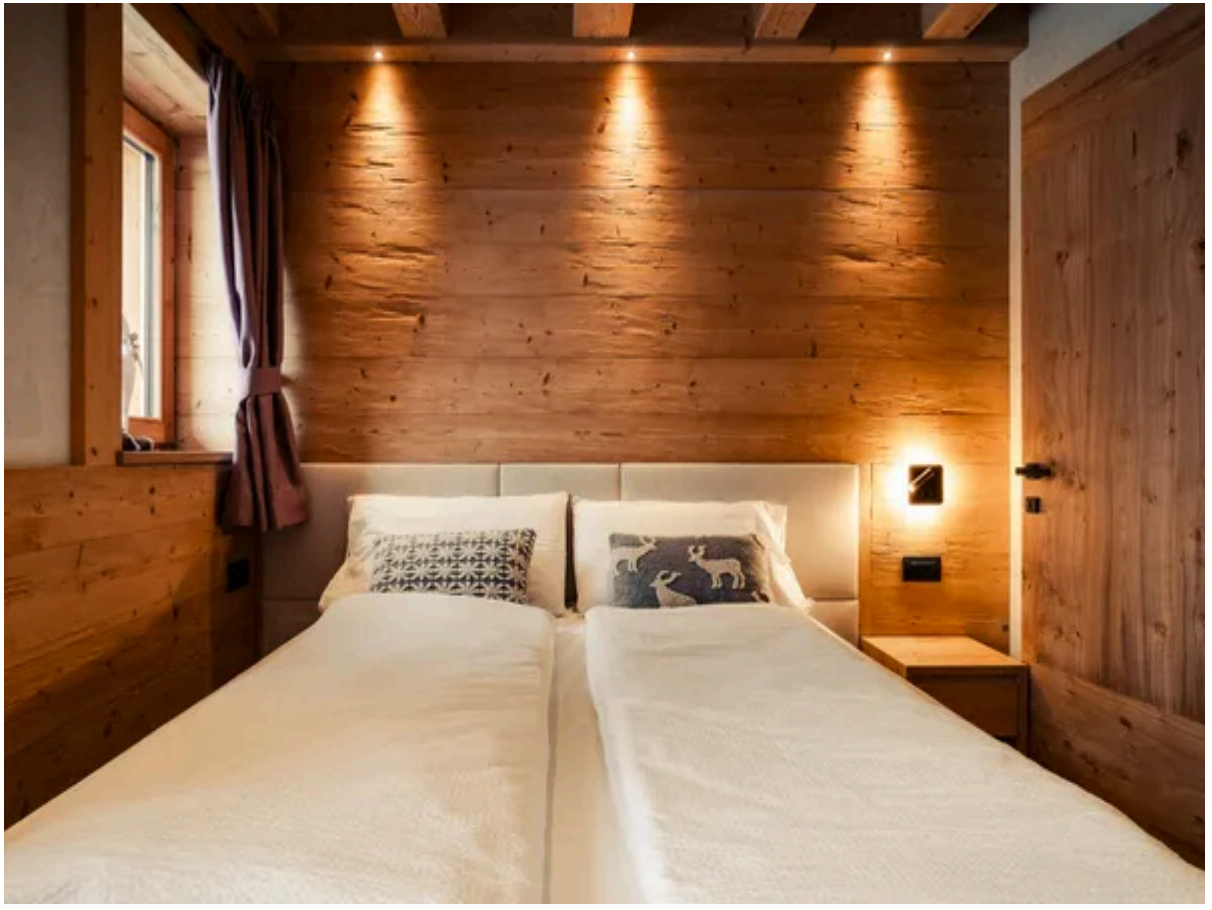
First Floor
- Bedroom 2: Double bed

Additional Facilities
- Private on-site parking
- Washing machine
- Smart TV









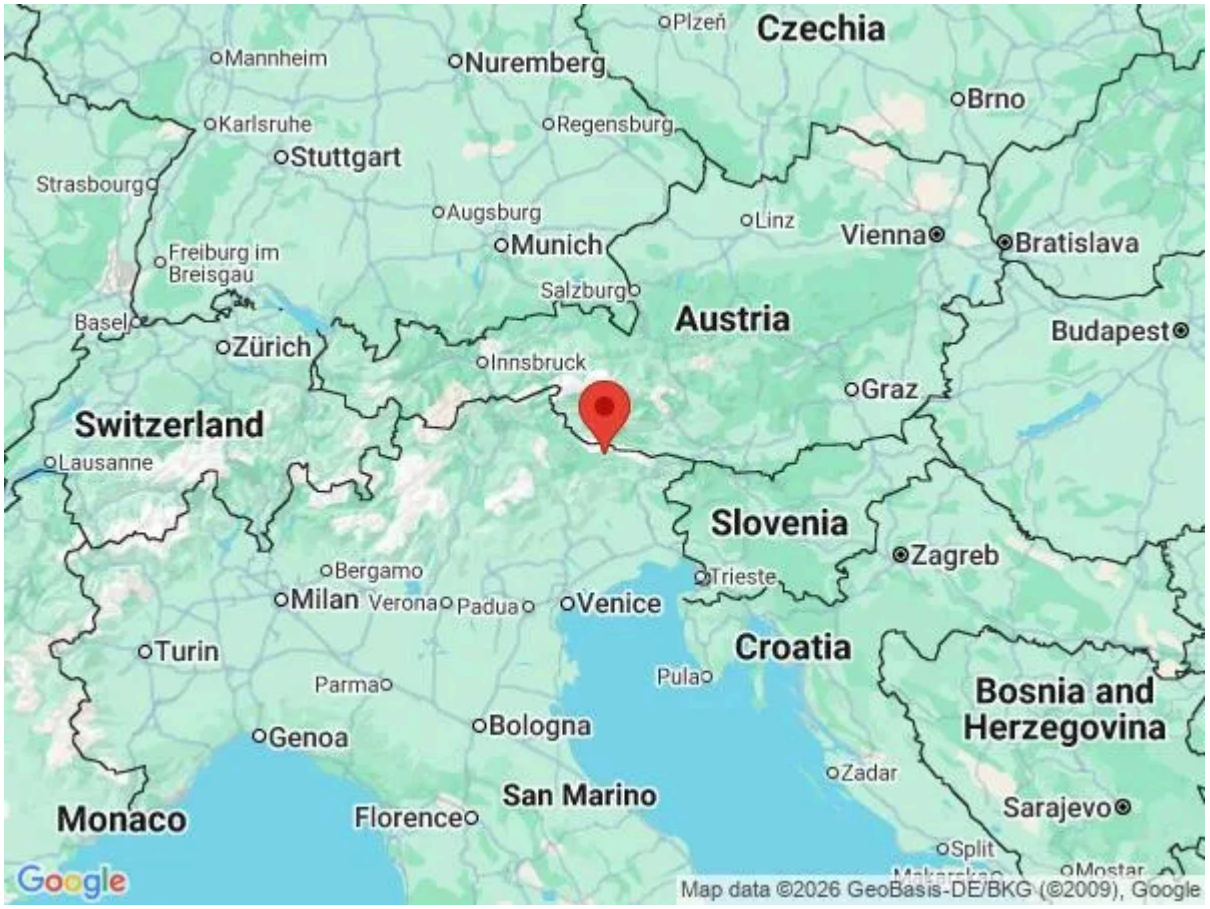
Location & Local Information

Tucked within the cobbled streets of Cima Sappada, Apartment Graz places you in one of the most atmospheric corners of the Dolomites. This is a village where Alpine tradition is still very much alive, think wooden chalets, snow-covered rooftops, and locals greeting each other by name. It's a place where time slows down and the mountains feel close enough to touch.

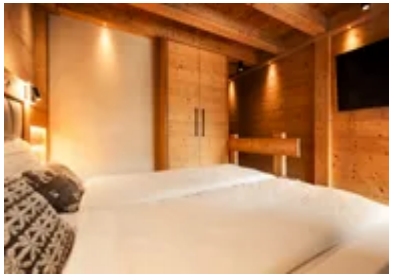
From your doorstep, you're minutes from ski slopes in winter and scenic hiking trails in summer, while cafés, bakeries and traditional restaurants are just a short stroll away. The apartment's location gives you the best of both worlds: direct access to nature and a taste of local village life. Whether you're visiting for a romantic retreat, an active holiday, or simply to recharge, Graz offers an unbeatable base to explore the magic of the Sappada valley year-round.

Local Amenities

Nearest Airport	**Treviso Airport (148 km)**
Nearest Airport 2	**Friuli Venezia Giulia Airport (130 km)**
Nearest Airport 3	**Venice Airport (157 km)**
Nearest Bar/Pub	**Sappada (4 km)**
Nearest City	**Udine (94 km)**
Nearest Equipment Hire	**GI Sport Kratter (4 km)**
Nearest Lift	**Monte Siera (600 m)**
Nearest Piste	**Monte Siera (600 m)**
Nearest Restaurant	**Sappada (4 km)**
Nearest Ski Hire	**GI Sport Kratter (4 km)**
Nearest Ski Lift	**Monte Siera (600 m)**
Nearest Town	**Tolmezzo (45 km)**









Nearest Town/City	**Bolzano (154 km)**
Nearest Train Station	**Carnia (53 km)**
Nearest Village	**Sappada (4 km)**
Nearest Supermarket	**A&O da Mary and Pilo Alimentari (4 km)**

What we love

- A thoughtful mix of traditional Alpine architecture and contemporary design touches!
- Perfect village location just steps from trails, restaurants and ski areas.
- Excellent sustainability credentials with energy-efficient renovation.

What you should know...

- The bedrooms are on separate floors, which offers extra privacy but may not suit families with small children.
- Please note that the discreet residents live in the upstairs apartment.

Terms & Conditions

- **Security deposit:** €100 paid in cash to the owner upon arrival and refunded upon 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:** 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 €100 per pet per stay 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.

- **End of stay cleaning:** Standard changeover clean and mid-stay cleaning are 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:** 3-4 nights during low season. 7 nights during high season.

- **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.