

Apartament 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

Wi-Fi/Internet • Washing Machine • Coffee Machine • Hairdryer • Cots (Cribs) • Chalet Apartment • Ideal for Kids • Ideal for Teens • Dishwasher • Microwave • Smart TV • Wheelchair Access • Heating • Caretaker/Owner on Site • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities

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



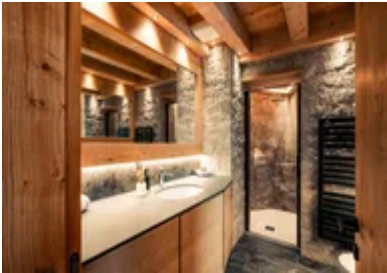
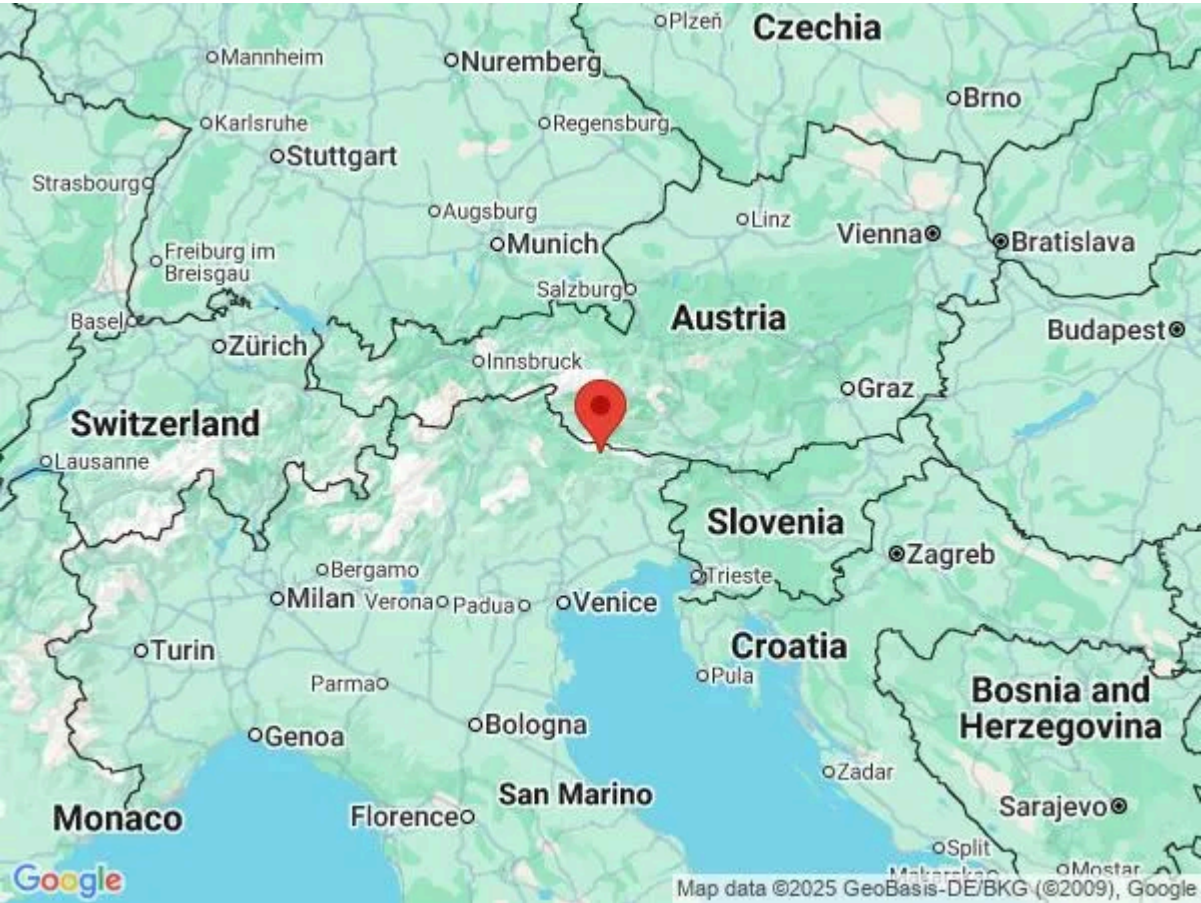
Location & Local Information

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 Supermarket	A&O da Mary and Pilo Alimentari (4 km)



Nearest Town	Tolmezzo (45 km)
Nearest Town/City	Bolzano (154 km)
Nearest Train Station	Carnia (53 km)
Nearest Village	Sappada (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 available?:** 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:** 3-4 nights during low season. 7 nights during high season.
- **Heating costs included?:** Yes.
- **Internet access?:** Wi-Fi internet access included.