

# Villa Specchio

**Region:** Dolomites   **Sleeps:** 6

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## Overview

Reflected in the mirrored façade of Villa Specchio, the distant Dolomites stretch skyward while rows of apple trees ripple gently in the breeze. Designed by an acclaimed Austrian architect, this contemporary abode near Bolzano is a rare fusion of cutting-edge design, relaxed living and natural charm. Whether you're passionate about architecture or simply seeking time out in South Tyrol, this unique getaway offers a private, light-filled space where freedom and style go hand in hand.

Villa Specchio comprises two side-by-side dwellings, each with its own entrance and front terrace. Inside, the aesthetic is stylish yet unpretentious, with clean lines and a calming sense of space. Each home features an open-plan living area and kitchen, a curtained bedroom with a queen-size bed and a sleek bathroom with a walk-in shower. Panoramic windows flood the interiors with light, while a window above the bed gives the dreamlike feeling of sleeping under the stars. Each unit also features a sofa bed, available for a supplement for an additional guest (or two children under 12).

In the warmer months, guests can unwind beside the back garden's swimming pool or enjoy a drink at the pool house's honesty bar, stocked with chilled refreshments and an ice machine. Cycling is a popular way to discover the local area in the summer, with e-bike rentals, scenic trails and wine tasting tours all within easy reach.

Just 6km from the historic centre of Bolzano, Villa Specchio offers access to rural charm and city sophistication. Bolzano's charming blend of Italian and Austrian culture comes to life through its lively markets, inviting cafés and cobbled streets. From museums, golf and vineyards to alpine hikes, paragliding and winter ski slopes, the region is rich in experiences all year round.

For those seeking a modern escape where nature, design and ease come together beautifully, Villa Specchio promises an unforgettable stay.

## Facilities

Wi-Fi/Internet • Smoke Detectors Present and Maintained • Lakes and Mountains • Washing Machine • Villa • Coffee Machine • Hairdryer • Cycling • Historical Sites • Walking/Hiking Paths • Ground Floor Bed & Bath • Air-Con • Wine Tasting • Saltwater Pool • Private Pool • Quirky (Unique) • Cots (Cribs) • Easy By Train • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • <1hr to Airport • Dishwasher • Microwave • Smart TV • Heating • Caretaker/Owner on Site • High Chair(s) • Fenced Grounds • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## House I Interiors (45m2)

- Entrance (via outdoor steps) into open-plan living and dining space with sofa-bed (1.4m) and doors opening to front terrace and garden
- Open kitchen, well-equipped including oven, microwave, dishwasher, fridge, kettle and Nespresso coffee machine
- Bedroom (curtained from living area) with double bed (1.6m) and skylight window
- Bathroom with walk-in shower and washing machine

## House II Interiors (45m2)

- Entrance (via outdoor steps) into open-plan living and dining space with sofa-bed (1.4m) and doors opening to front terrace and garden
- Open kitchen, well-equipped including oven, microwave, dishwasher, fridge, kettle and Nespresso coffee machine
- Bedroom (curtained from living area) with double bed (1.6m) and skylight window
- Bathroom with walk-in shower and washing machine

*The sofa-beds are subject to a supplement, each one suitable for one person (or two children under the age of 12).*

## Outside Grounds (250m2, enclosed)

- Saltwater swimming pool (11x4m, depth: 1.4-1.6m), open approximately June to end-September
- Pool house with honesty bar, ice-maker and fridge
- Back garden with lawn (where the pool is, robot lawnmower works daily after 8pm)
- Front terrace and garden (in front of each house)
- Cellar (via steps) with deckchair storage, books and other storage space
- Parking

## Additional Facilities

- Air-conditioning
- Automatic window shades
- Iron and clothes horses (in cellar storage)
- Cot and high chair (on request)





# Location & Local Information

Only 6km from the heart of Bolzano, Villa Specchio enjoys a superb setting surrounded by apple orchards against the backdrop of the Dolomites. This location in northern Italy, not far from the Austrian border, allows you to experience urban sophistication, excellent wine and incredible mountain scenery.

A car is required to be able to explore the area (as the nearest bus stop is a 20-minute walk away) but in the summer there are plenty of opportunities to hire bikes, a great way to get around. In terms of practicalities, there is a supermarket a short drive away and the nearest café-restaurant is only 1.6km away, a great spot for a morning coffee or a relaxed lunch (right next door to a rock-climbing gym).

Bolzano is a captivating alpine town where Italian and Austrian cultures intertwine. Its cobbled streets lead to elegant piazzas, colourful medieval arcades and lively markets brimming with good local produce (especially fruit and vegetables). The small city is loved for its restaurants, cocktail bars, bakeries and the South Tyrol Museum of Archaeology, home to Ötzi the Iceman. Surrounded by vineyards and mountain trails, Bolzano offers both cultural charm and easy access to outdoor adventures, making it an ideal base for exploring the beauty of northern Italy.

Golf lovers can indulge at the nearby luxury course designed by Thomas C. Himmel, just ten minutes away, where nine scenic holes are set amidst tranquil water features and apple groves. Meanwhile, outdoor enthusiasts will find a wealth of activities across the wider region. In the warmer months, take to the trails for hiking or explore the skies with paragliding or a hot-air balloon ride over the Dolomites. During winter, discover a wonderland of ski slopes and head to Alpe di Siusi for romantic sleigh-rides (also wonderful for horseback riding in the summer months).

For other fantastic day trips, visit the surreal Earth Pyramids or wander through the spectacular Trauttmansdorff Gardens. To ensure every stay is unforgettable, the owners provide a thoughtfully curated online guide filled with personal tips and insider recommendations for Bolzano and beyond, helping guests experience the very best of this region.

## Local Amenities

Nearest Airport	<b>Bolzano Airport</b> (2.5km)
Nearest Airport 2	<b>Innsbruck Airport</b> (127km)
Nearest Airport 3	<b>Verona Airport</b> (150km)
Nearest City	<b>Milan</b> (286km)



Nearest Golf	<b>Golf &amp; Country (11km)</b>
Nearest Restaurant	<b>Cafe-restaurant (2km)</b>
Nearest Supermarket	<b>Interspar (2km)</b>
Nearest Town/City	<b>Bolzano (6km)</b>
Nearest Train Station	<b>Bolzano Sud/Bolzano (8km)</b>

## What we love

- Imagined by a renowned Austrian architect, this mirrored marvel blends sleek design with relaxed surroundings amongst the apple orchards near Bolzano
- With two side-by-side dwellings, each offering stylish interiors and open-plan living, it's ideal for two couples (or small families using the sofa-beds)
- Gather beside the summer swimming pool with its pool house and honesty bar with fridge and ice-machine
- Just 6km from Bolzano – explore vibrant markets, good restaurants and the city's rich Italian-Austrian culture
- There's so much to explore year-round in South Tyrol from hiking, cycling and wine-tasting tours to winter sleigh rides and skiing

## What you should know...

- Villa Specchio sleeps 4 guests across two side-by-side dwellings – each unit has its own entrance.
- Each dwelling sleeps 2 adults in one queen-size double bedroom (curtained off from the living area). There is also a 1.4m sofa-bed in each living area, available for a supplement, suitable for one additional person (or two children under 12) per unit - please enquire.
- The owner's villa (and two separate rental apartments) are next door to Villa Specchio, however your enclosed grounds are completely separate.
- The villa enjoys a picturesque location in the middle of apple orchards grown by local farmers – you may sometimes hear farming machines as you relax by the pool.
- Aviation enthusiasts also note that you may hear aircraft and helicopters landing at Bolzano's small airport around 1km away as the crow flies (although the houses are soundproofed inside).

# Terms & Conditions

- **Security deposit:** €500 charged to client's credit card by Oliver's Travels as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 2.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** By 11.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **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:** Flexible.
- **End of stay cleaning available?:** Yes. However, 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 in August, 5 nights in July and 3 nights during all other periods.
- **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 June to late-September. 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.