

Caldaro / Kaltern – Caldaro sulla Strada del Vino

# PHILIAZ Restaurant - Kaltern on the Wine Road

Property ID: IT254152358



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**PURCHASE PRICE: 0 EUR**

Property ID: IT254152358 - 39052 Caldaro / Kaltern – Caldaro sulla Strada del Vino

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- Contact partner

Property ID: IT254152358 - 39052 Caldaro / Kaltern – Caldaro sulla Strada del Vino

## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT254152358 |
| Year of construction | 2018        |
| Type of parking      | 45 x Other  |

|                |                        |
|----------------|------------------------|
| Purchase Price | On request             |
| Commission     | Subject to commission  |
| Total Space    | ca. 830 m <sup>2</sup> |

Property ID: IT254152358 - 39052 Caldaro / Kaltern – Caldaro sulla Strada del Vino

## Energy Data

Type of heating

Single-storey heating  
system

Energy Certificate

Energy demand  
certificate

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## The property



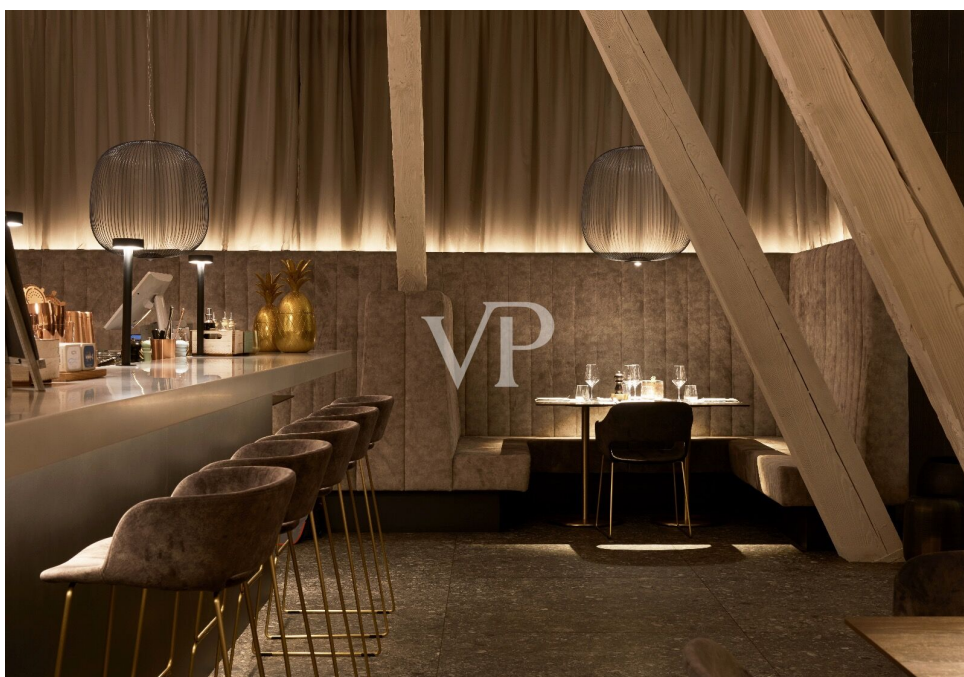
Property ID: IT254152358 - 39052 Caldaro / Kaltern – Caldaro sulla Strada del Vino

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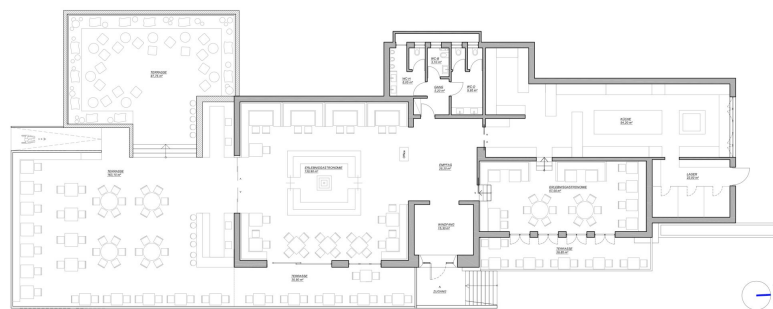
## The property



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## Floor plans

GRUNDRISS ERDGESCHOSS



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: IT254152358 - 39052 Caldaro / Kaltern – Caldaro sulla Strada del Vino

## A first impression

PHILIAZ Restaurant - Kaltern: A UNIQUE PROPERTY BETWEEN EXCLUSIVE DESIGN, IMMEDIATE RETURNS AND OPEN EXPANSION PROJECT

Nestled among vineyards and orchards, with a spectacular view of Lake Kaltern, the Philiaz restaurant is a charming establishment, carved out of an old tavern and renovated to a high standard by the Berg & Tal architectural firm. The interior spaces are contemporary and refined in design, while the spacious panoramic terraces enhance the connection with the surrounding landscape.

The restaurant is currently rented and guarantees a stable and very attractive income, an element that makes it a secure as well as a prestigious investment.

The offer also includes an extension project that has already been approved, with urbanization charges paid. The new building, designed to take advantage of the upstream slope and the view of the magnificent wine landscape, will be developed on several levels with large terraces on the valley side. The architecture will integrate harmoniously with the environment through modern lines, natural materials and shades that blend with the surrounding land and greenery. The project will include two new dining rooms, terraces on each level, and a staff apartment, greatly increasing the capacity and functionality of the complex.

Property ID: IT254152358 - 39052 Caldaro / Kaltern – Caldaro sulla Strada del Vino

## Details of amenities

Main features of the existing restaurant:

- Two elegant dining rooms, seating about 120 people
- Spacious outdoor terraces with about 200 additional panoramic seats
- Full licenses: restaurant and late-night entertainment
- Parking available for 45 cars
- Leased premises with excellent income

Planned distribution approved expansion project:

- Ground floor: large panoramic dining room, modern kitchen and accessory rooms
- Second floor: second dining room, services and a service apartment
- Upper floor: large, largely covered terrace, ideal for catering and events
- Garage with additional parking spaces

The project is licensed with use for catering and residential space for staff. However, the facility lends itself to possible conversion of part of the residential spaces to guest hospitality, depending on possible changes in licensing and local regulations.

Property ID: IT254152358 - 39052 Caldaro / Kaltern – Caldaro sulla Strada del Vino

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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*To the Disclaimer of von Poll Immobilien GmbH*

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