MP Immoselection
Via Lützelbuch - Lützelbucherstrasse 17 - 39030 Gais - Gais
Phone number +393479013406

Apartment
Percha - Perca
€ 595.000
Ref. BK1164-3



100 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3

Perca: Your alpine retreat on the slopes, your perfect home for everyday life.

Just minutes from Brunico, in the heart of Perca, MP Immoselection exclusively presents a modern, newly built two-bedroom apartment designed for those seeking the perfect blend of everyday living comfort and alpine lifestyle. Thanks to its smart, well-planned layout, this property is ideal both as a spacious primary residence for families and locals, and as an exclusive holiday home. The location is unbeatable: the Kronplatz ski lifts and train station are just a short walk away, allowing you to leave the car behind during weekends and daily routines alike. Perca is a fast-growing town with excellent appreciation potential, made even quieter and more liveable by the completion of the new bypass tunnel: a peaceful, fully serviced setting just moments from Brunico.

Sustainability and Modern Design
The apartment is located within Residence Fissetal, a small and elegant residential complex of only 9 units. The project seamlessly blends Alpine tradition with top-tier contemporary comfort, guaranteeing excellent construction standards certified CasaClima A Nature (maximum thermal and acoustic insulation, eco-friendly materials, and independent district heating). Thanks to the optimal solar exposure (South-East) and large floor-to-ceiling windows, the interiors are flooded with natural light all year round, opening up to a magnificent panoramic view of the famous Ried Slope.

Interior and Exterior Spaces
Located on the first floor, the apartment boasts a commercial area of 100 sqm (70 sqm of well-distributed net livable space) and consists of:
Living Area: A spacious and bright living room with an open-plan kitchen (which can also be configured as an eat-in kitchen depending on your preference).
Sleeping Area: Two spacious and comfortable double/twin bedrooms.
Bathrooms: A main windowed bathroom equipped with a shower and a second guest toilet.
Private Outdoor Space: Two deep terraces/balconies, perfect for enjoying the Alpine sun and the green views.
A convenient cellar is already included in the price, while a garage parking space is available for an additional €35,000.

A Secure Investment, Free of Restrictions
The property is free of urban planning restrictions, meaning it can also be purchased as a holiday home by non-residents of South Tyrol.

Don't miss out on this unique combination of modernity, nature, and skiing convenience. Contact us today to visit the construction site and customize the interior finishes of your future home at Plan de Corones!
Prices are subject to statutory VAT.

Certification

Energy Class: A4

Property details

Zip Code: 39030	**Total net area**: 70.00
Bedrooms: 2	**Bathrooms**: 2
Rooms: 3	**Level**: 1
Total floors: 4	**Heating**: independent
Lift: Yes	**Year of construction**: 2027
Balconies: Present	**Kitchen**: Exposed Kitchen

Features

Tv Antenna: common	Tv SAT: common	Internet coverage: fibre optic
Wiring: by law	window shutters: electric roller shutters	Bathrooms: with shower
Free/Convenzionato: free	Heating: district heating	Taxation: legal VAT













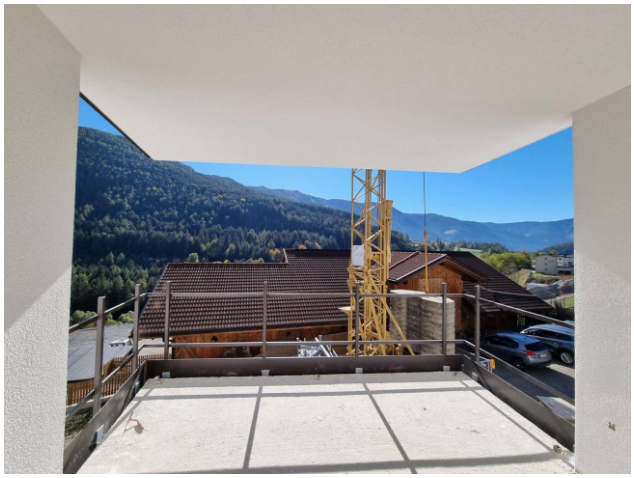




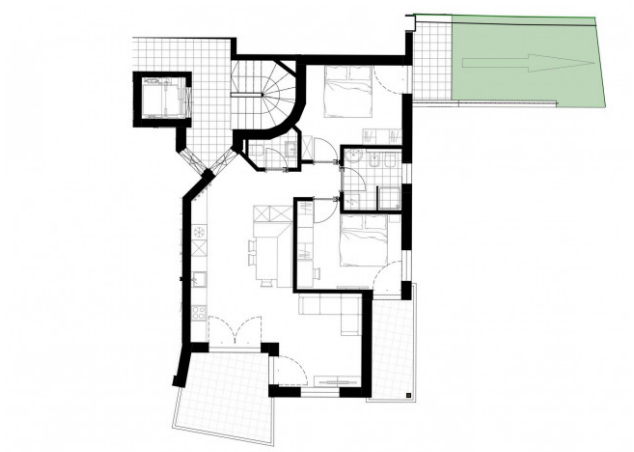
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