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

Penthouse
Percha - Perca
€ 680.000
Ref. BK1164-9



96 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3

Exclusive Penthouse Occupying the Entire Top Floor with 360-Degree Views
Your elite retreat just steps away from the Plan de Corones ski slopes.

If you dream of a mountain home where you can forget about the car and reach the ski lifts comfortably on foot, this is the opportunity you have been waiting for. MP Immoselection exclusively offers a modern two-bedroom penthouse currently under construction, located in the beating heart of Perca—a rapidly growing tourist resort with extremely high capital appreciation potential (thanks also to the completion of the new bypass tunnel, which restores maximum livability and tranquility to the village).

Sustainability and Modern Design The apartment is located within the Residence Fissetal, a small and elegant residential complex of just 10 units. The project seamlessly blends Alpine tradition with top-tier contemporary comfort, guaranteeing excellent construction standards certified as CasaClima A Nature (maximum thermal and acoustic insulation, eco-friendly materials, and district heating with independent consumption tracking).
Thanks to the large floor-to-ceiling windows and the dominant position, the interior spaces are flooded with natural light throughout the year, opening onto a magnificent panoramic view of the famous Ried slope and the surrounding peaks.

Uniqueness and Layout: The Entire Top Floor All to Yourself This spectacular penthouse enjoys ultimate privacy and independence,

being the only real estate unit on the entire top floor. Boasting a commercial area of 96 sqm (with 64 sqm of optimally distributed net livable space), the layout consists of:
Living Area: A spacious and bright living room with an open-plan kitchen, which can also be configured as a separate eat-in kitchen according to your preferences.
Sleeping Area: Two bedrooms, including a comfortable double bedroom.
Windowed bathroom equipped with a walk-in shower.
Exceptional Private Outdoor Space: A spectacular main terrace and two additional balconies. A unique layout that guarantees full exposure on all sides and a breathtaking 360-degree view over the greenery, the Ried slope, and the enchanting peaks of the Alta Pusteria.
A convenient cellar storage unit is already included in the price, while a large garage is available for an additional €35,000.

A Secure Investment
The property is free of provincial planning restrictions (not conventionalized), meaning it can be purchased as a holiday home even by non-residents who do not yet live or work in South Tyrol—a rare and highly valuable asset in the local real estate market.

Do not miss out on this unrepeatable combination of modernity, absolute privacy, and ski-in 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**: 64.00
Bedrooms: 2	**Bathrooms**: 1
Rooms: 3	**Level**: Top
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













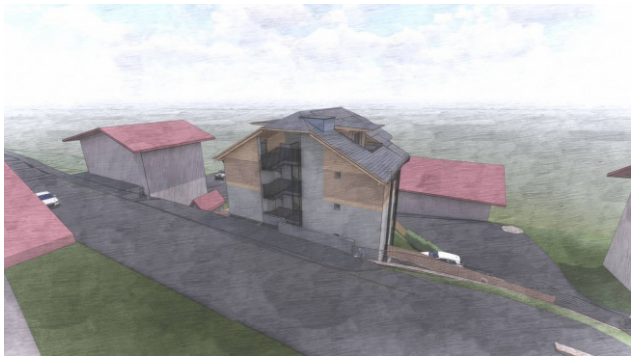




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