

# 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.

**Bathrooms:** A main windowed bathroom equipped with a shower and a practical second guest powder room (half bath).

**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 Coronas!

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





