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

Penthouse
Pfalzen - Falzes
€ 437.000
Ref. BK1199-44



62 sq.m. | Bathrooms: 1 | Bedrooms: 1 | Rooms: 2

New two-room apartment in the heart of Falzes!

On the second and last floor, we offer this rational two-room apartment consisting of a living room with a kitchenette, a double bedroom, a bathroom with a window, and a sunny balcony.
This is the new and exclusive Haus Erika in Casaclima A Nature, consisting of 14 apartments. The location is sunny and strategic, with services and commercial activities just a short walk away, and it is also convenient to reach the town of Brunico by public transportation, or in the winter, the renowned slopes of Plan de Corones.
The high-quality energy certification is synonymous with construction quality, as it involves particular attention to the choice of low-emission materials, the use of solar lighting, as well as the choice of special materials for sound insulation. The air quality inside must also be guaranteed, so a controlled ventilation system is installed in every apartment.
This small project successfully combines Tyrolean tradition with the comfort of modernity. The development on two bodies and on only three floors guarantees greater privacy and tranquility.
Thanks to the large triple-glazed windows (which can be darkened with electric Venetian blinds) and the optimal solar exposure of the balconies and terraces, each apartment enjoys plenty of sun and light; the windows are also equipped with electric shutters. The apartments are still customizable at this stage, both in terms of the internal layout and the high-quality finishes that are planned.
A cellar is included, while a garage parking space is available for an additional fee of Euro 30,000.

Prices plus statutory VAT.

Certification

Energy Class: A4

Property details

Zip Code: 39030	**Total net area**: 40.00
Bedrooms: 1	**Bathrooms**: 1
Rooms: 2	**Level**: Top
Total floors: 2	**Heating**: independent
Lift: Yes	**Year of construction**: 2026
Balconies: Present, 15 sq.m.	**Kitchen**: Exposed Kitchen

Features

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



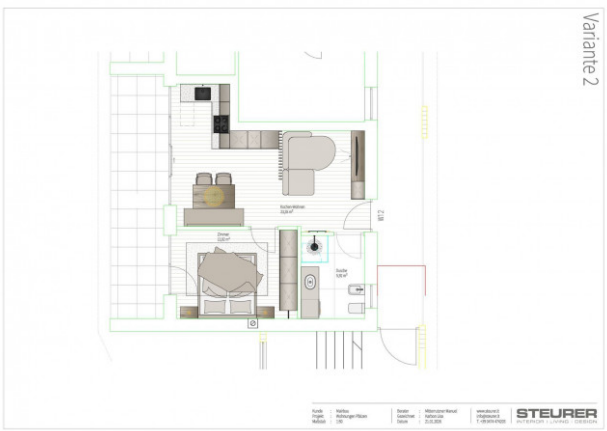














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