

# Apartment Pfalzen - Falzes € 501.000 Ref. BK1199-39F



## 79 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3

New three-room apartment in Villa Erika in the heart of Falzes!

On the first floor, we offer a well-divided three-room apartment on the first floor, consisting of a living room with a kitchenette, two bedrooms, a bathroom with a window, an entrance hall, and a balcony exposed to the afternoon sun.

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:** 55.00

**Bedrooms:** 2

**Bathrooms:** 1

**Rooms:** 3

**Level:** 1

**Total floors:** 2

**Heating:** independent

**Lift:** Yes

**Year of construction:** 2026

**Balconies:** Present, 16 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





**MP Immoselection**

Via Lützelbuch - Lützelbacherstrasse 17 - Gais - Gais (BZ) - Phone number +393479013406  
info@immoselection.it - <https://www.immoselection.it/en>  
VAT 02260040213