

# Penthouse

## Stegen - Stegona

### € 640.000

### Ref. BK1196-17



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

Exclusive Penthouse with Panoramic Terrace: Your New Home in "Residence Alexander"

Located in the heart of the renowned area of Stegona (Stegen), within the prestigious new Residence Alexander, we offer for sale a one-of-a-kind three-room penthouse.

**Sun-Drenched Living:** The heart of the apartment is the stunning south-facing terrace—a true outdoor lounge where you can soak up the sun and enjoy breathtaking mountain views all day long.

**Modern Interior Design:** The spacious open-plan living area with a kitchenette is designed to maximize natural light. The sleeping area features two cozy bedrooms and a windowed bathroom, ensuring excellent ventilation and comfort.

**Top-Tier Efficiency:** The building, the result of a radical renovation and expansion, is certified CasaClima Class A (Climate House). This guarantees superior thermal insulation with minimal energy costs.

**Added Value:** The offer includes a private cellar. Garage parking spaces are available at an additional cost.

**Market Insight:** Take advantage of the recently reduced price to secure a solid investment in one of the most sought-after locations in the Puster Valley.

## Certification

**Energy Class:** A1

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## Property details

**Zip Code:** 39031

**Total net area:** 53.00

**Bedrooms:** 2

**Bathrooms:** 1

**Rooms:** 3

**Level:** Top

**Total floors:** 4

**Heating:** independent

**Lift:** Yes

**Year of construction:** 2026

**Terrace:** Present, 36 sq.m.

**Kitchen:** Exposed Kitchen

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## Features

Tv Antenna: common

Tv SAT: independent

Internet coverage: fibre optic

Wiring: by law

Windows: new

window shutters: electric roller shutters

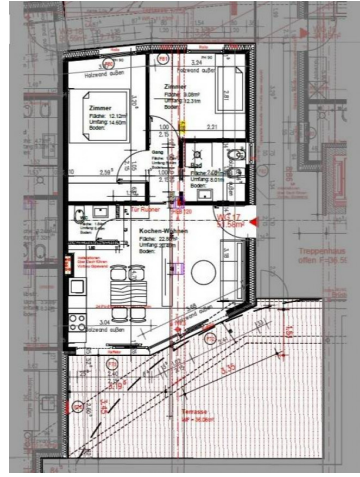
Bathrooms: with shower

Free/Convenzionato: free

Heating: district heating

Taxation: legal VAT

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**MP Immoselection**

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