Apartment
Percha - Perca
€ 420.000
Ref. BK1164-6-N



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

Stunning Two-Bedroom Apartment with Views of the Ried Slope – Perca

Your exclusive mountain retreat just steps away from the Plan de Corones ski slopes. If you dream of a mountain home where you can forget about your 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 apartment currently under construction. It is located in the heart of Perca, a rapidly growing tourist resort with extremely high potential for property appreciation (also thanks to the completion of the new bypass tunnel, which will bring ultimate livability and tranquility to the village).

Sustainability and Modern Design
The apartment is located within Residence Fissetal, a small and elegant residential complex of only 10 units. The project seamlessly blends Alpine tradition with top-tier contemporary comfort, guaranteeing excellent construction standards certified CasaClima A Nature (maximum thermal and acoustic insulation, eco-friendly materials, and independent district heating). Thanks to the optimal solar exposure (South-West) and large floor-to-ceiling windows, the interiors are flooded with natural light all year round, opening up to a magnificent panoramic view of the famous Ried Slope.

Interior and Exterior Spaces

Located on the second floor, the apartment boasts a commercial area of 67 sqm (with 47 sqm of well-distributed net livable space) and consists of:
Kitchen Area: An eat-in kitchen with direct access to the terrace.
Living/Sleeping Area: A bright living room with access to the south-facing terrace, which can easily double as an additional sleeping area thanks to a sofa bed.
Bedroom: A comfortable double bedroom with a scenic view.
Bathroom: A windowed bathroom equipped with a shower.
Private Outdoor Space: A deep, spacious terrace perfect for soaking up the Alpine sun and enjoying the green surroundings.
A convenient cellar storage unit is already included in the price, while a garage is available for an additional €35,000.

A Secure Investment, Free of Restrictions
The property is free of urban planning restrictions, meaning it can also be purchased as a holiday home by non-residents of South Tyrol.

Don't miss out on this unique combination of modernity, nature, and skiing 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**: 47.00
Bedrooms: 2	**Bathrooms**: 1
Rooms: 3	**Level**: 2
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

















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

















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







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