

Perca / Percha – Perca

# Kronplatz up close. Fully furnished three-room apartment right next to the ski area. "Conventional"

Property ID: IT23494123\_8

NEW PRICE



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PURCHASE PRICE: 470.000 EUR • LIVING SPACE: ca. 78,63 m<sup>2</sup> • ROOMS: 4

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## At a glance

Property ID	IT23494123_8	Purchase Price	470.000 EUR
Living Space	ca. 78,63 m <sup>2</sup>	Commission	commissionable
Available from	According to the arrangement	Total Space	ca. 125 m <sup>2</sup>
Floor	1	Usable Space	ca. 114 m <sup>2</sup>
Rooms	4	Equipment	Balcony
Bedrooms	3		
Bathrooms	2		
Year of construction	1976		

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## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Alternative	Final Energy Demand	78.10 kWh/m <sup>2</sup> a
Energy certificate valid until	19.09.2025	Energy efficiency class	D

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## The property



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## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

Percha - Experience the Kronplatz up close. The property, located in the immediate vicinity of the valley station to Kronplatz, has been completely renovated. The individual apartments have all been freshly renovated and are fully equipped, including kitchenettes. The property has a direct view of the Kronplatz and several covered parking spaces. Each apartment has its own cellar.

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## Details of amenities

Key data:

3 room apartment on the ground floor with balcony: net 78,63 // gross 114,44 m2 // sales area 125,29 m2 (children's room, master bedroom, bathroom, living and dining room, hallway, balcony, cellar, SPA)

Proximity and view to the ski areas Kronplatz & 3 Zinnen Dolomites

Newly renovated & fully equipped

Quiet sunny position

Optimal orientation on the south slope

(sunrise and sunset)

Surrounded by nature (hiking, biking, climbing, skiing etc.)

Beautiful surroundings in mountain landscape with good connection to the high plateau

Kronplatz

Restaurants, culture, shopping, wellness

Popular vacation and residential resort in the Pustertal valley

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## All about the location

Earth pyramids, Oberwielenbacher "Talile", nature park Rieserferner-Ahrn, the stay in Percha is determined by nature. An impressive 2,200 meters of altitude difference would be if you were to visit the entire municipal area in Percha. It stretches from the green floodplains of the Rienz River to the peaks of the mighty Rieserferner Group. In between, the hamlets of Aschbach, Litschbach and Wielenberg spread out on the slopes, plus in the valley basin, along the Puster road, Nasen and the main village of Percha Dorf. Below and above them, characteristically, are Unterwielenbach and Oberwielenbach in the valley of the same name. A little further up is Platten, known for its beautiful hiking trails and its earth pyramids. They tell a story that goes back thousands of years, with their earth pillars of loamy sand and the capstone above that seems as if the next storm could carry it away. Due to erosion, the earth pyramids are subject to constant change, a glimpse of which can be seen from the viewing platform, a 45-minute trip from Platten. Popular hiking destinations on the mountain also include the Oberwielenbach Valley in the Rieserferner-Ahrn Nature Park, the Rammelstein and the Hochnall as well as the Gönneralm, one of the most popular alpine pastures in South Tyrol, which can be combined with a visit to the earth pyramids. In the valley, on the other hand, the Pusterbike bike path winds past Percha towards Valdaora and Dobbiaco, while in the other direction you can reach Dietenheim on foot or by bus, where the well-known South Tyrolean Museum of Folklore is located. In winter, the Ried gondola in Percha is one of the four places between Val Pusteria and Val Badia from which Plan de Corones is easily accessible. Up there, on Bruneck's local mountain, about 120 km of perfect slopes await skiers and snowboarders. Another winter adventure is offered by the toboggan run Lercheralm near the earth pyramids. In Percha you always come back to this natural phenomenon.

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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Drususallee 265/Viale Druso 265 Bozen / Bolzano

E-Mail: [bozen@von-poll.com](mailto:bozen@von-poll.com)

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