

Laces / Latsch – Latsch

# Modern and high-quality 3-room penthouse apartment in Latsch

Property ID: IT254152299



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LIVING SPACE: ca. 75 m<sup>2</sup> • ROOMS: 3

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## At a glance

Property ID	IT254152299
Living Space	ca. 75 m²
Floor	2
Rooms	3
Bedrooms	2
Bathrooms	2
Year of construction	2025
Type of parking	2 x Underground car park, 30000 EUR (Sale)

Purchase Price	On request
Commission	Subject to commission
Total Space	ca. 125 m²

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## Energy Data

Type of heating	District heating
Energy Source	Remote
Energy certificate valid until	02.07.2035

Energy Certificate	Energy demand certificate
Final Energy Demand	23.00 kWh/m²a
Energy efficiency class	A
Year of construction according to energy certificate	2025

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## The property





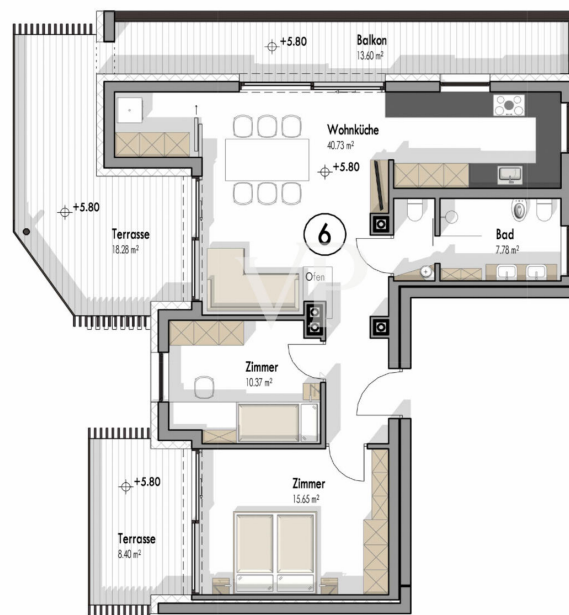
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## The property



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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

This premium top-floor apartment is located in the "Moos" residential complex in Latsch and was built to the energy-efficient KlimaHaus A standard. The multi-unit building comprises only seven residences, standing out for its solid construction and carefully considered features down to the last detail.

The technical setup meets the latest standards: the KMX system allows central control of heating, lighting, and shading. A modern video intercom system and fiber-optic internet connection are also included. Built-in spotlights with an inox finish provide targeted and pleasant lighting in the bathrooms.

Heating is provided via an underfloor system powered by local district heating, with individual room temperature control. The bathrooms are equipped with white ceramic fixtures (sink, WC, bidet), high-quality fittings by Hansgrohe, and flush walk-in glass showers with linear drains. Floor-to-ceiling, flush-mounted interior doors made of cross-veneered, oiled oak add a natural yet modern touch to the living space.

The windows and lift-slide doors are made of aluminum with triple glazing. Coordinated bronze-colored external blinds and shutters provide effective sun protection and blend seamlessly into the architectural design.

The living area features oak hardwood flooring with flush transitions, while the bathrooms, kitchen, and living/dining areas are fitted with large-format porcelain stoneware tiles. The spacious terraces are also finished with durable, large-format stoneware slabs.

The apartment is sold with a high-quality fitted kitchen and a custom TV unit. It is **\*\*non-restricted\*\***, making it an ideal option for use as a holiday home as well.



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## Contact partner

For further information, please contact your contact person:

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