

Mezzocorona

## C/3: Modern and bright three-room apartment with terrace

Property ID: IT254151810



[www.von-poll.it](http://www.von-poll.it)

PURCHASE PRICE: 445.000 EUR • LIVING SPACE: ca. 80,9 m<sup>2</sup> • ROOMS: 3

Property ID: IT254151810 - 38016 Mezzocorona

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Contact partner

Property ID: IT254151810 - 38016 Mezzocorona

## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT254151810 |
| Living Space         | ca. 80,9 m² |
| Floor                | 1           |
| Rooms                | 3           |
| Bedrooms             | 2           |
| Bathrooms            | 2           |
| Year of construction | 2025        |

|                |                       |
|----------------|-----------------------|
| Purchase Price | 445.000 EUR           |
| Commission     | Subject to commission |
| Total Space    | ca. 104 m²            |
| Equipment      | Terrace               |

Property ID: IT254151810 - 38016 Mezzocorona

## Energy Data

|                                |                        |                         |                           |
|--------------------------------|------------------------|-------------------------|---------------------------|
| Type of heating                | Underfloor heating     | Energy Certificate      | Energy demand certificate |
| Energy Source                  | Air-to-water heat pump | Final Energy Demand     | 30.00 kWh/m²a             |
| Energy certificate valid until | 14.06.2035             | Energy efficiency class | A+                        |
| Power Source                   | Air-to-water heat pump |                         |                           |

Property ID: IT254151810 - 38016 Mezzocorona

## The property





Property ID: IT254151810 - 38016 Mezzocorona

## The property



Property ID: IT254151810 - 38016 Mezzocorona

## The property





Property ID: IT254151810 - 38016 Mezzocorona

## The property





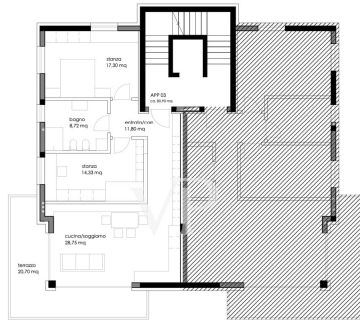
Property ID: IT254151810 - 38016 Mezzocorona

## The property



Property ID: IT254151810 - 38016 Mezzocorona

## Floor plans



EDIFICIO C\_lotto C-2  
PIANTA PIANO PRIMO - App 03  
SCALA 1:100

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.

Property ID: IT254151810 - 38016 Mezzocorona

## A first impression

This prestigious residential complex was built to the highest standard of Casa Clima "A+", which means it will also be rated for energy efficiency. The property is located on the second floor, and consists of: a comfortable entrance hall, a living-dining room "living" room with direct access to the terrace, two double bedrooms, a service bathroom and a windowed master bathroom. The object offers excellent natural light. The property unit is equipped with a central underfloor heating and cooling system that is operated independently with convenient individual control of room temperature, offering a special atmosphere of well-being in all rooms. The offer is completed by two parking spaces and basement included in the price. End of construction December 2025.

Property ID: IT254151810 - 38016 Mezzocorona

## Details of amenities

Photovoltaic panels  
Underfloor heating  
Underfloor cooling  
Access for the disabled  
Climate House "A+"  
Elevator  
Dehumidification



**Property ID: IT254151810 - 38016 Mezzocorona**

## All about the location

The facility is located in Mezzocorona, province of Trento. This quiet village of lies submerged in the green cultivated vineyards. Those who enjoy hiking or mountain biking above Mezzocorona rises the mountain of the same name, which can be reached in several ways: cable car, trails or the via ferrata. Mezzocorona Mountain is undoubtedly a place of calm and relaxation.

Property ID: IT254151810 - 38016 Mezzocorona

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

---

Drususallee 265/Viale Druso 265 Bozen / Bolzano

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

*To Disclaimer of von Poll Immobilien GmbH*

---

[www.von-poll.com](http://www.von-poll.com)