

Mezzocorona – Mezzocorona

## C/5: Modern and bright three-room apartment with terrace

Property ID: IT254151812



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**PURCHASE PRICE: 460.000 EUR • LIVING SPACE: ca. 80,9 m<sup>2</sup> • ROOMS: 3**

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## At a glance

Property ID	IT254151812	Purchase Price	460.000 EUR
Living Space	ca. 80,9 m <sup>2</sup>	Commission	Subject to commission
Floor	2	Total Space	ca. 104 m <sup>2</sup>
Rooms	3	Equipment	Terrace
Bedrooms	2		
Bathrooms	2		
Year of construction	2025		

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## 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/m <sup>2</sup> a
Energy certificate valid until	14.06.2035	Energy efficiency class	A+
Power Source	Air-to-water heat pump		

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## The property



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## The property





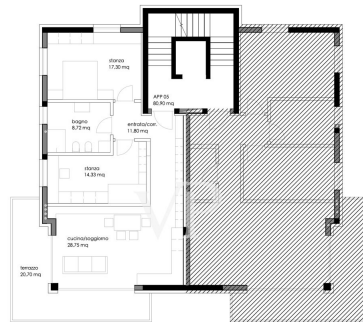
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## The property



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## Floor plans



EDIFICIO C, lotto C-2  
PIANTA PIANO SECONDO - App 05  
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.

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## 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 real estate unit is equipped with an 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 a parking space and basement included in the price. End of construction October 2025.

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## Details of amenities

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

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## All about the location

The facility is located in Mezzocorona TN. This quiet village of lies surrounded by greenery and 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.

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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)

*To Disclaimer of von Poll Immobilien GmbH*

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