

Mori

# MORI (TN) - New Construction, Climate House A+, Near Lake

Property ID: IT254152511



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**PURCHASE PRICE: 595.000 EUR • LIVING SPACE: ca. 117,4 m<sup>2</sup> • ROOMS: 4**

**Property ID: IT254152511 - 38065 Mori**

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## At a glance

<b>Property ID</b>	<b>IT254152511</b>	<b>Purchase Price</b>	<b>595.000 EUR</b>
<b>Living Space</b>	<b>ca. 117,4 m<sup>2</sup></b>	<b>Type</b>	<b>Apartment</b>
<b>Floor</b>	<b>1</b>	<b>Commission</b>	<b>Subject to commission</b>
<b>Rooms</b>	<b>4</b>	<b>Total Space</b>	<b>ca. 171 m<sup>2</sup></b>
<b>Bedrooms</b>	<b>3</b>	<b>Usable Space</b>	<b>ca. 149 m<sup>2</sup></b>
<b>Bathrooms</b>	<b>2</b>	<b>Equipment</b>	<b>Terrace</b>
<b>Year of construction</b>	<b>2024</b>		
<b>Type of parking</b>	<b>1 x Garage</b>		

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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	175.00 kWh/m <sup>2</sup> a
Energy certificate valid until	20.03.2034	Energy efficiency class	A+

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## The property



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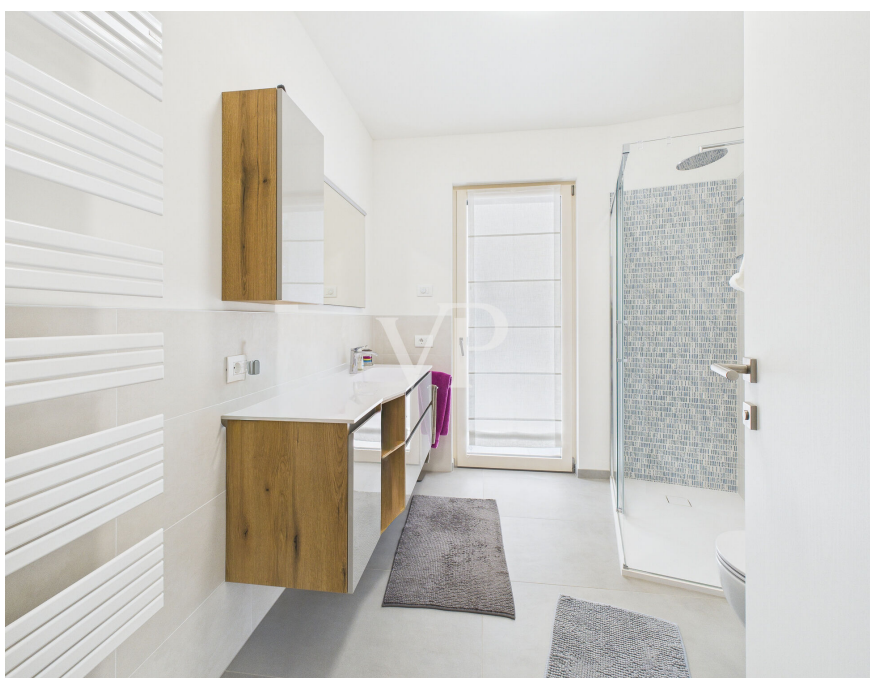
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## Floor plans



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**

Located in an earthquake-resistant building that offers comfort and safety. With an area of 149 m<sup>2</sup> this apartment is perfect for those seeking space and brightness. Large living area, with open kitchen and dining area. Three bedrooms and two windowed bathrooms. Large terrace all around the apartment, one of which is complete with Gibus pergola with retractable flaps, offers a space of absolute privacy. With CASACLIMA energy class A+, both condominium and private solar panels, underfloor heating, cooling and dehumidifier the environment is sustainable low energy. All doors and windows are complete with electric shutters and mosquito nets.

Home automation, alarm system and cameras ensure maximum security.

Located on the second floor of a small three-story building with elevator, the apartment is very bright and benefits from a south/east/northwest exposure. The interior location is quiet, Bordered by a park and gardens, making this property even more desirable. In addition, the 40 m<sup>2</sup> garage with motorized overhead door and the 4 m<sup>2</sup> cellar are included in the price. Promptly delivered and sold furnished, this apartment is ready to be lived in. The center of Mori can be reached in about 10 minutes on foot while Lake Garda is only 12 km away, easily accessible by car.

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## Contact partner

**For further information, please contact your contact person:**

**Christian Weissensteiner**

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*To the Disclaimer of von Poll Immobilien GmbH*

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