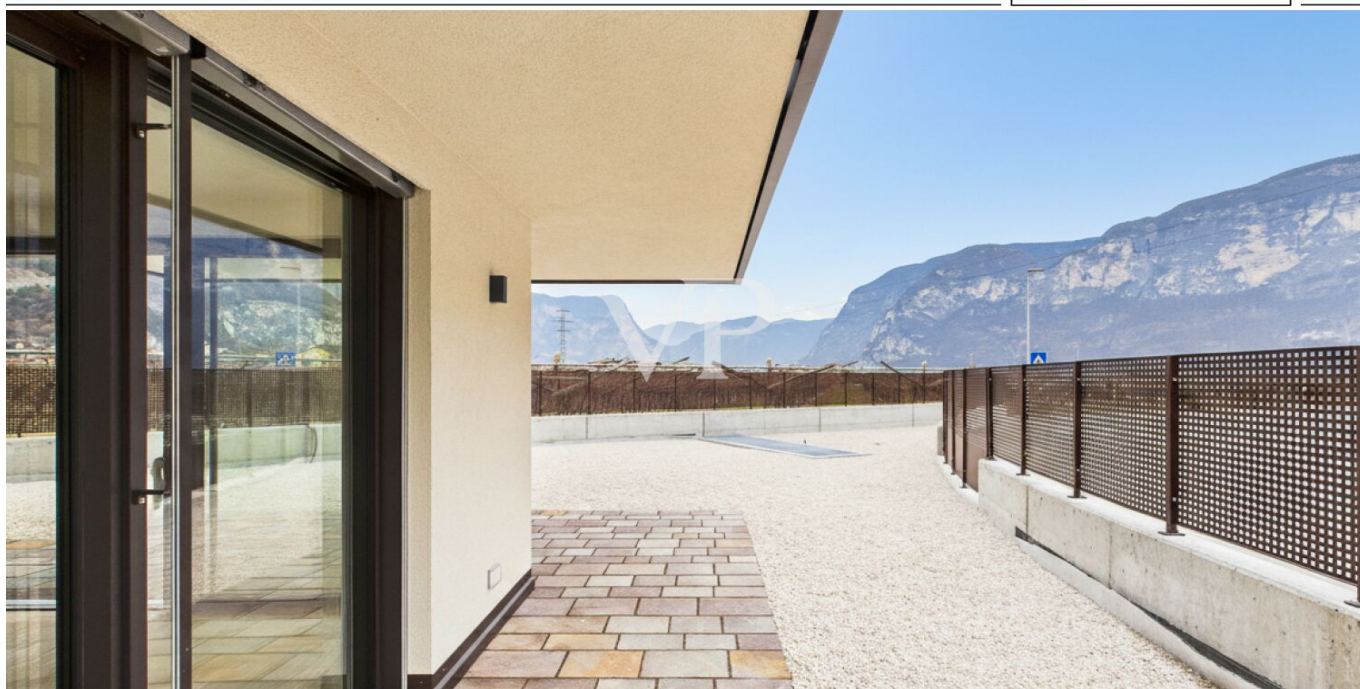


Mezzocorona

## A/1: Charming and modern two-bedroom apartment with private garden

Property ID: IT264153088



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

**PURCHASE PRICE: 485.000 EUR • LIVING SPACE: ca. 86,47 m<sup>2</sup> • ROOMS: 3**

**Property ID: IT264153088 - 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: IT264153088 - 38016 Mezzocorona**

## At a glance

|                      |                          |
|----------------------|--------------------------|
| Property ID          | IT264153088              |
| Living Space         | ca. 86,47 m <sup>2</sup> |
| Rooms                | 3                        |
| Bedrooms             | 2                        |
| Bathrooms            | 2                        |
| Year of construction | 2025                     |

|                |                        |
|----------------|------------------------|
| Purchase Price | 485.000 EUR            |
| Type           | Apartment              |
| Commission     | Subject to commission  |
| Total Space    | ca. 118 m <sup>2</sup> |
| Equipment      | Terrace                |

Property ID: IT264153088 - 38016 Mezzocorona

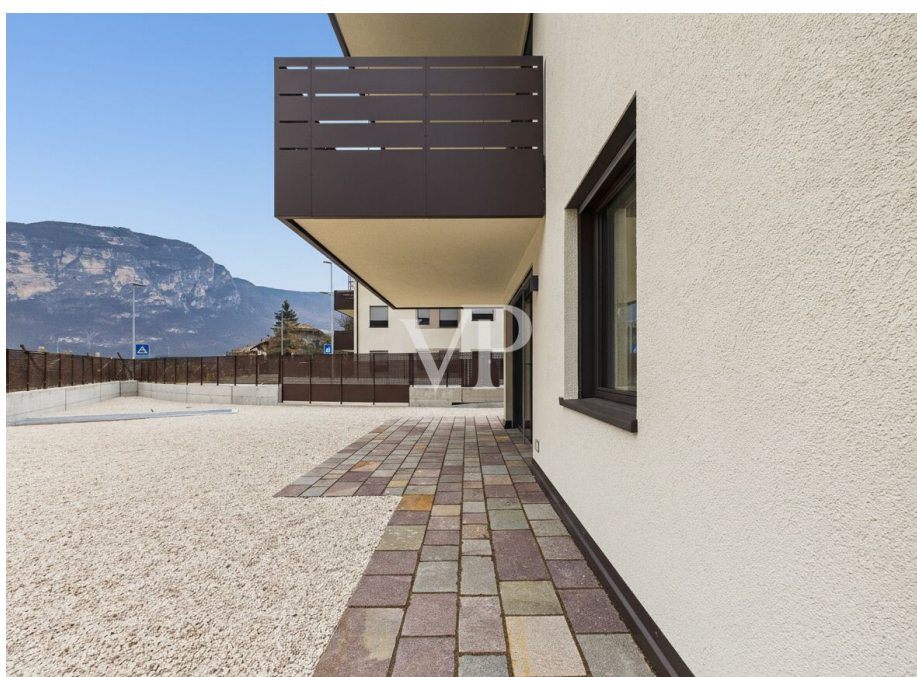
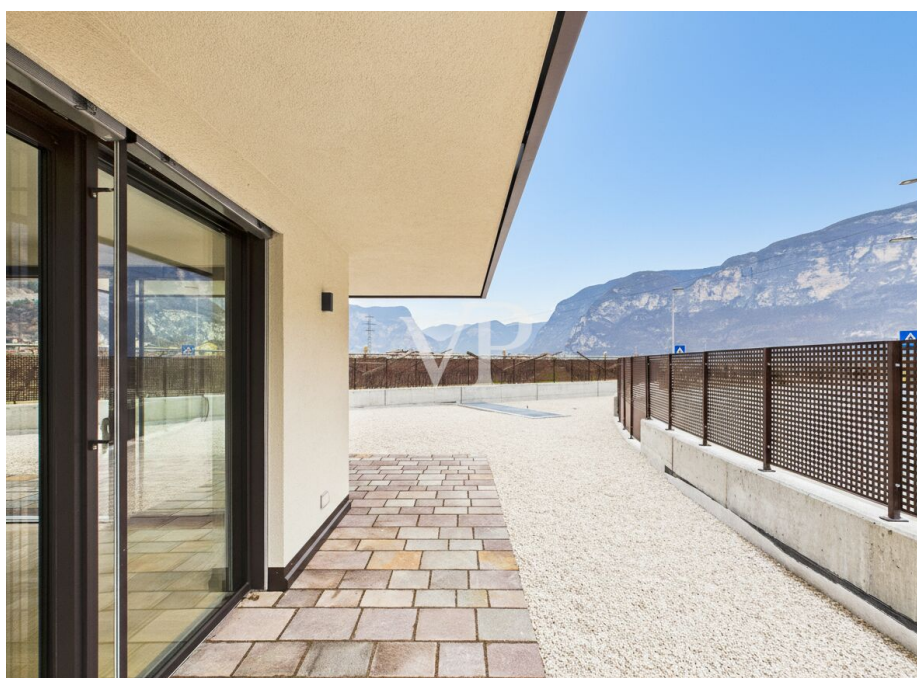
## Energy Data

|                                |                        |
|--------------------------------|------------------------|
| Type of heating                | Underfloor heating     |
| Energy Source                  | Air-to-water heat pump |
| Energy certificate valid until | 20.03.2034             |
| Power Source                   | Air-to-water heat pump |

|                                                      |                           |
|------------------------------------------------------|---------------------------|
| Energy Certificate                                   | Energy demand certificate |
| Final Energy Demand                                  | 30.00 kWh/m²a             |
| Energy efficiency class                              | A+                        |
| Year of construction according to energy certificate | 2025                      |

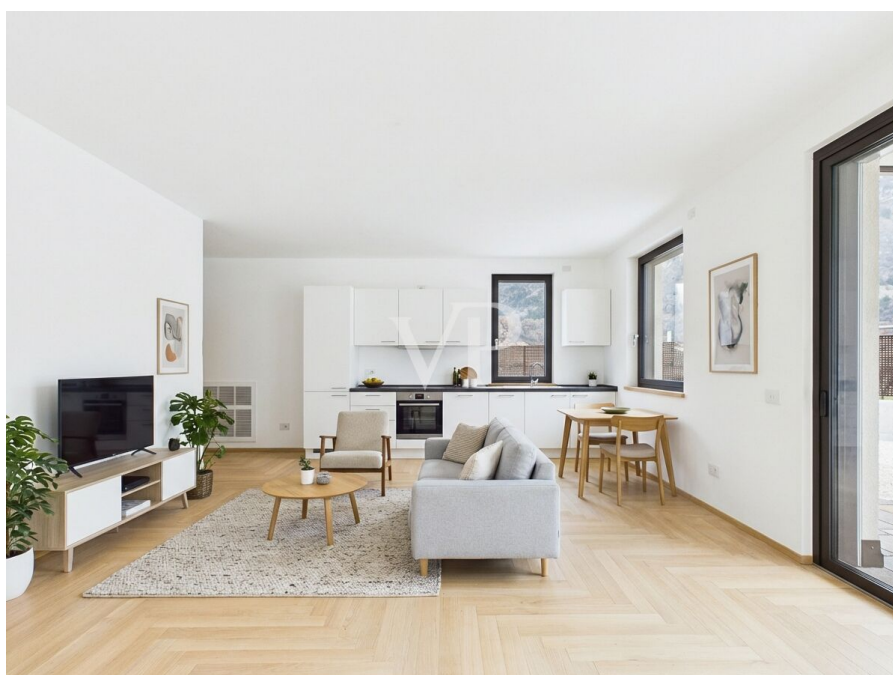
Property ID: IT264153088 - 38016 Mezzocorona

## The property



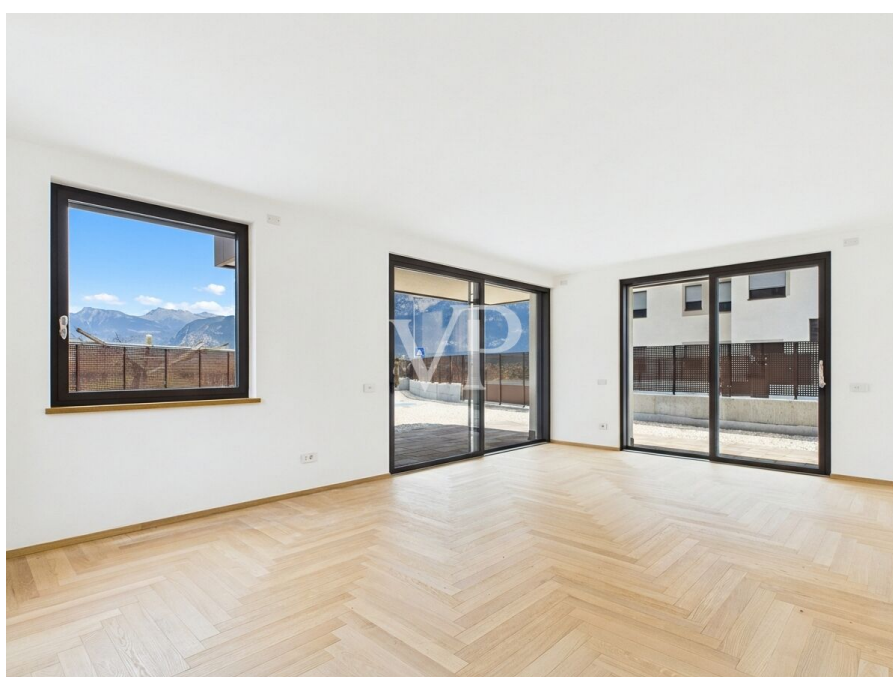
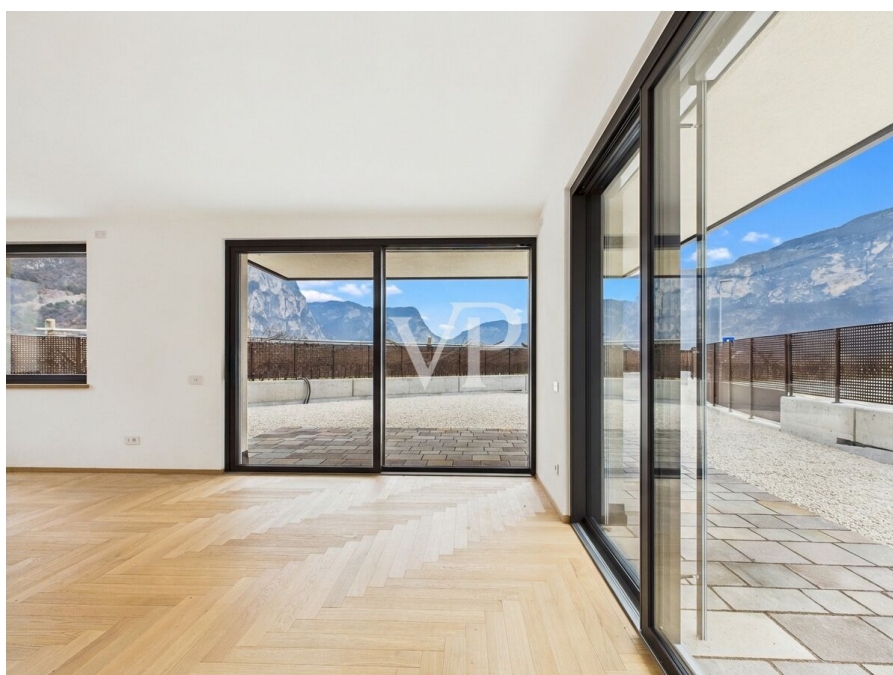
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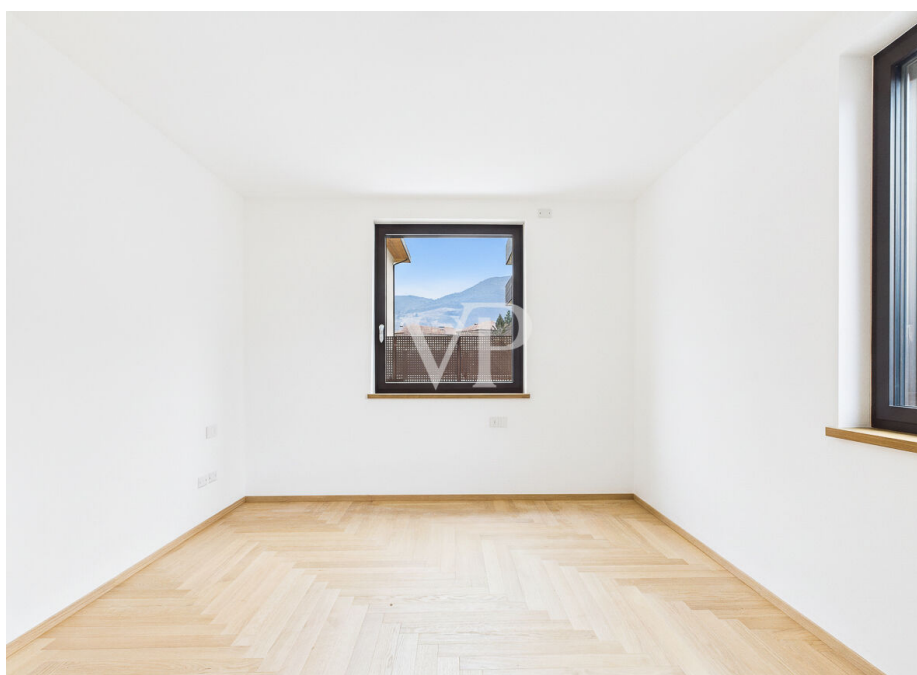
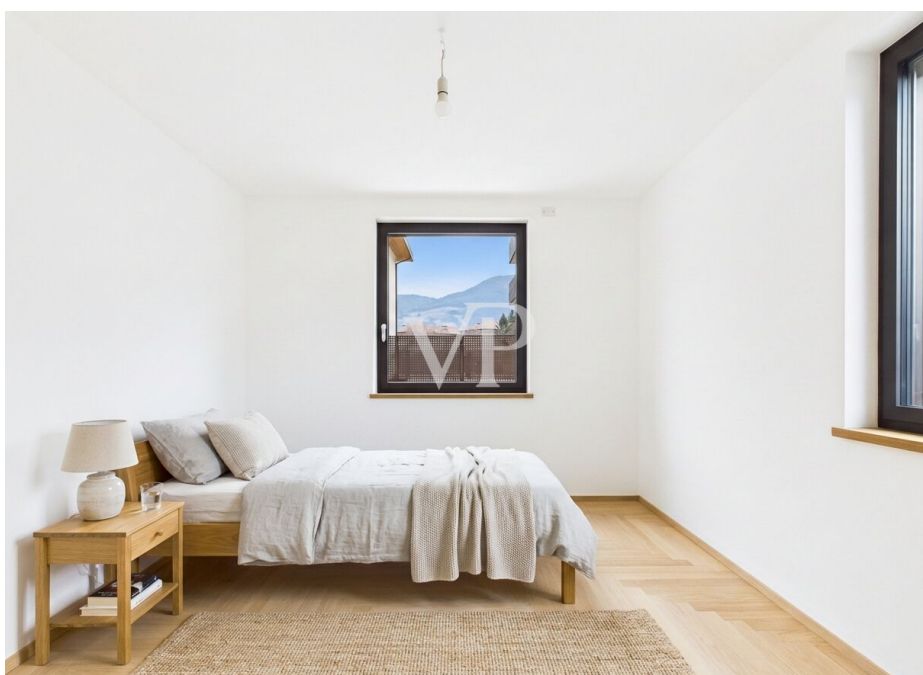
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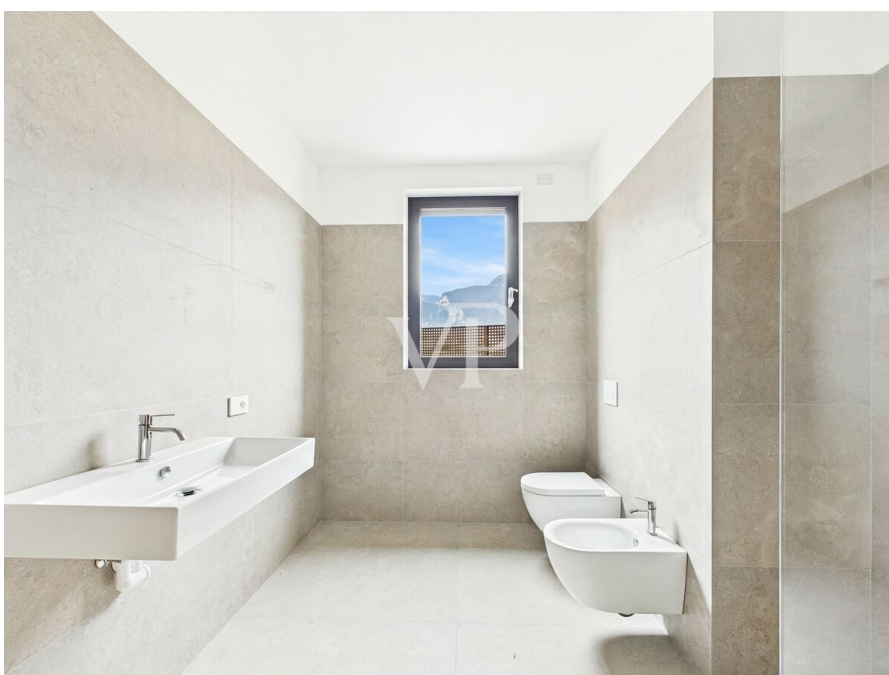
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## The property



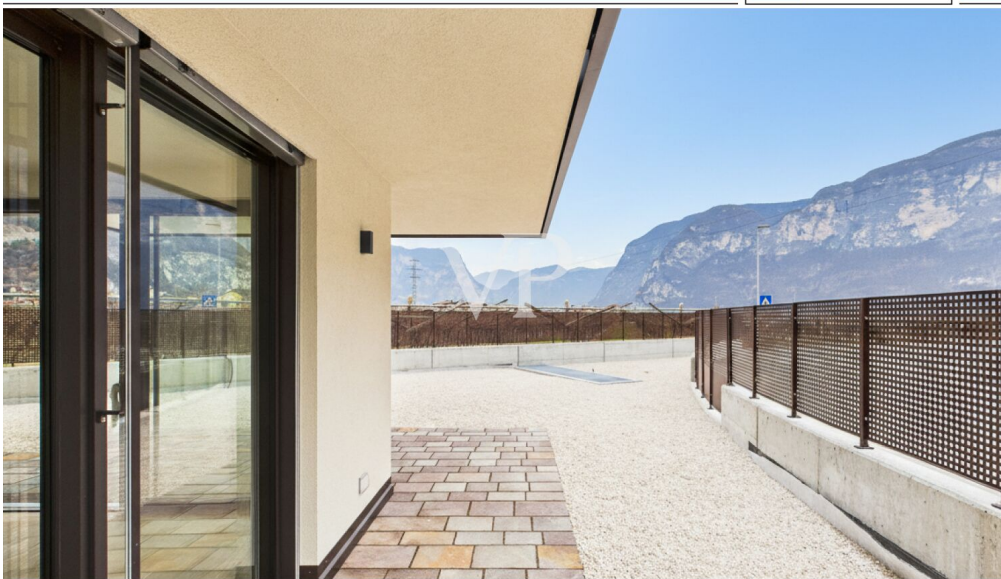
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## The property



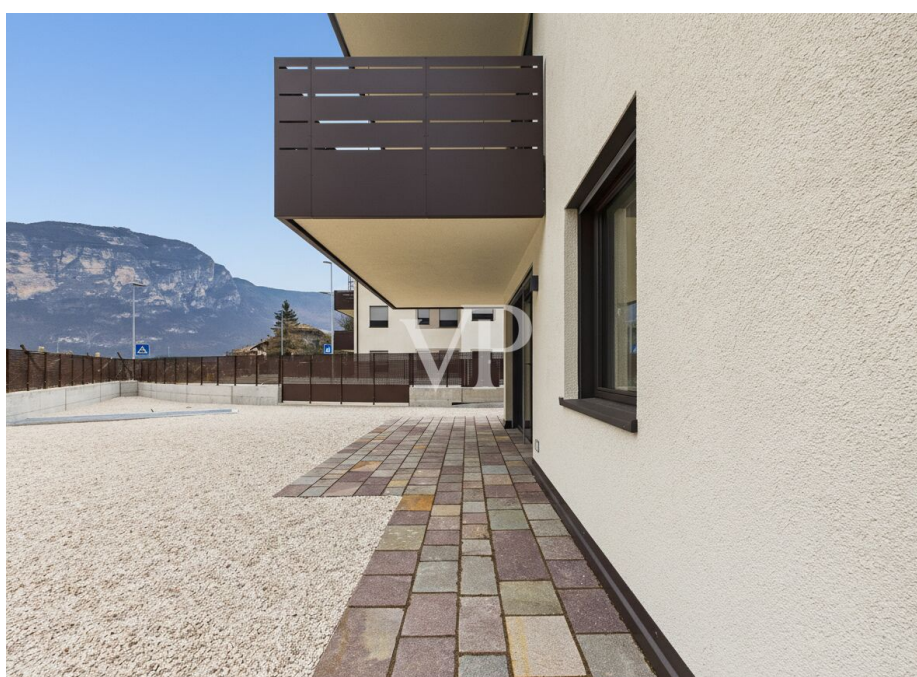
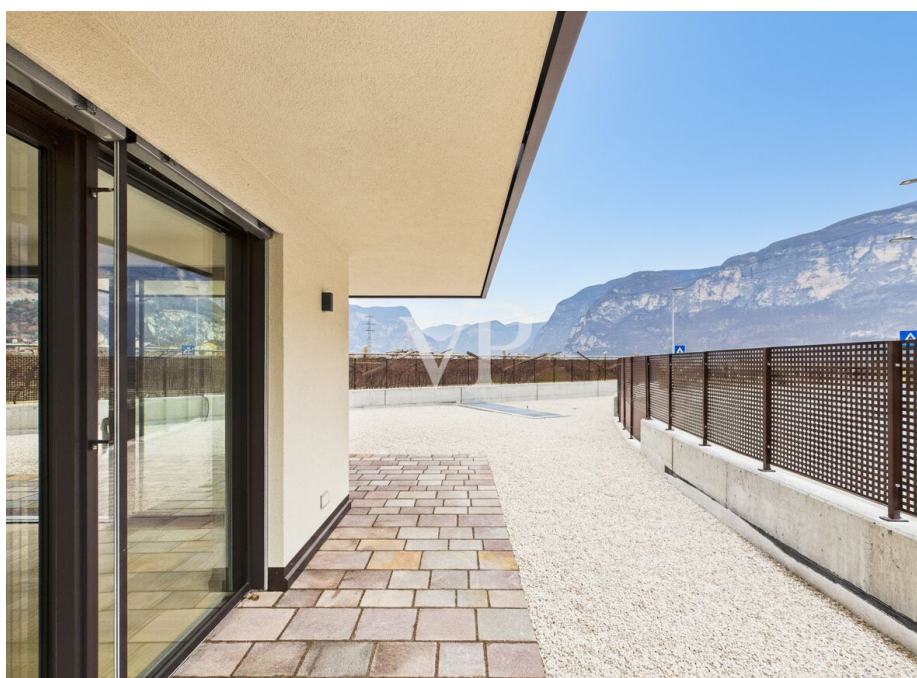
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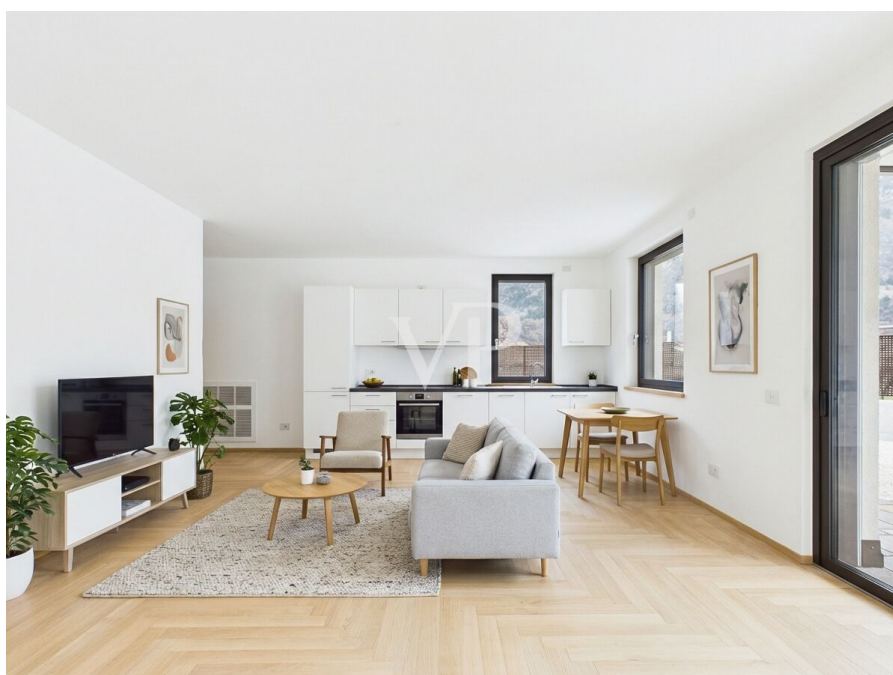
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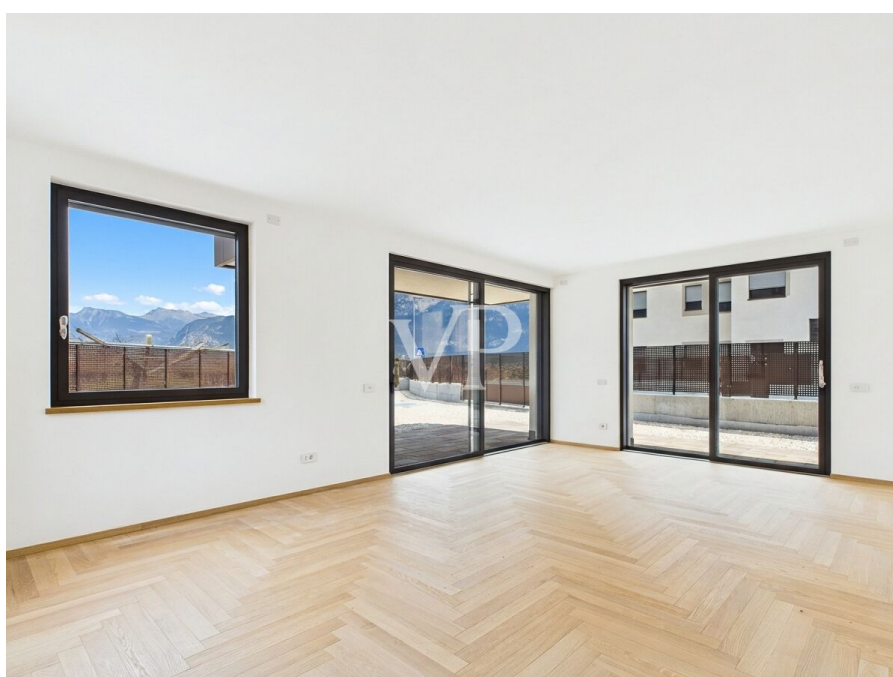
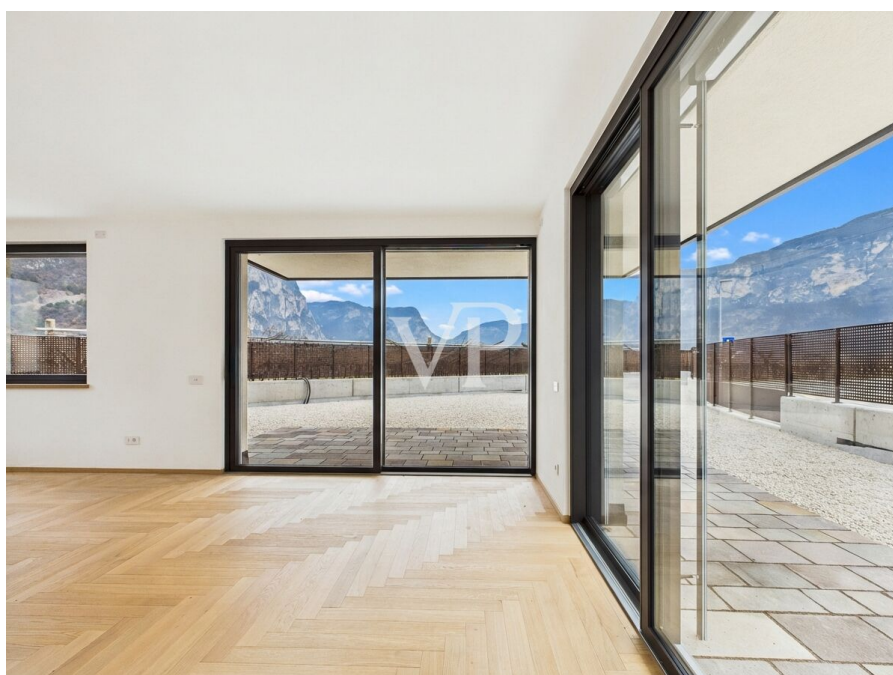
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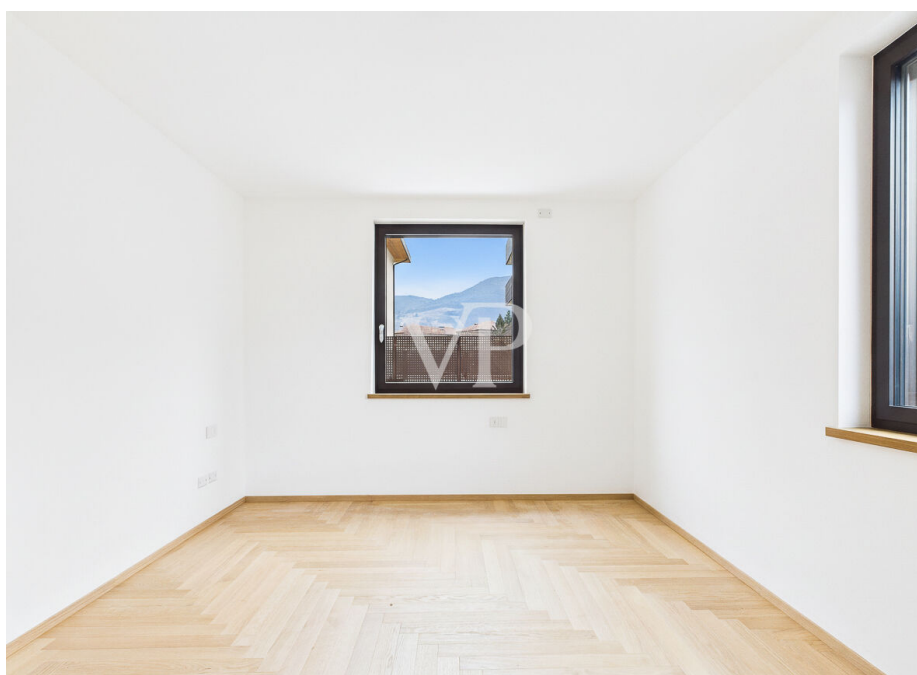
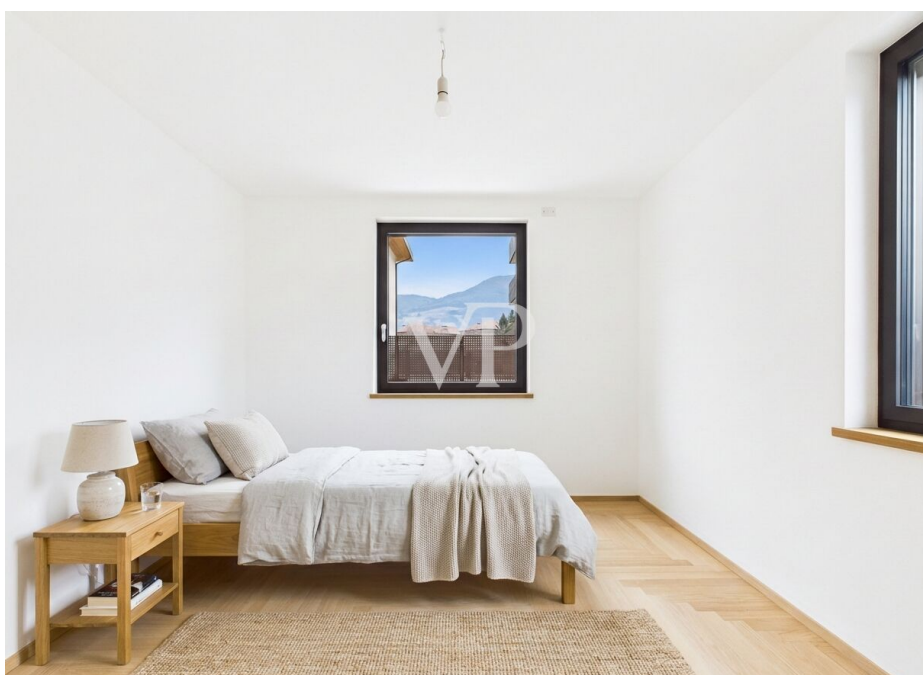
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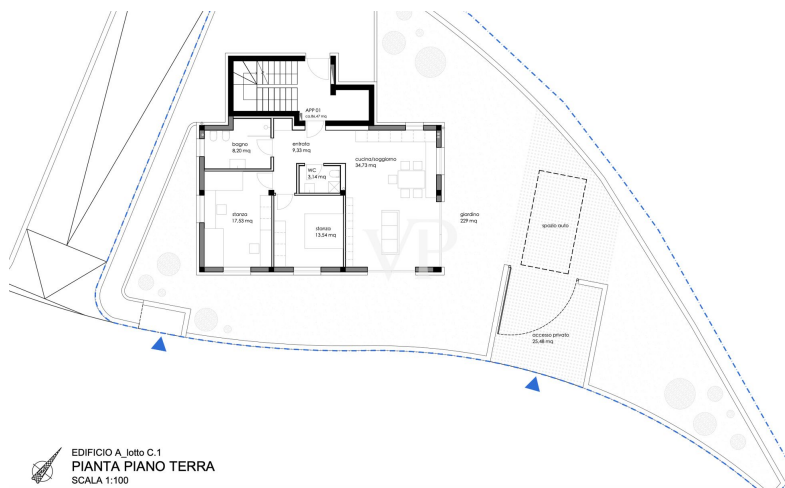
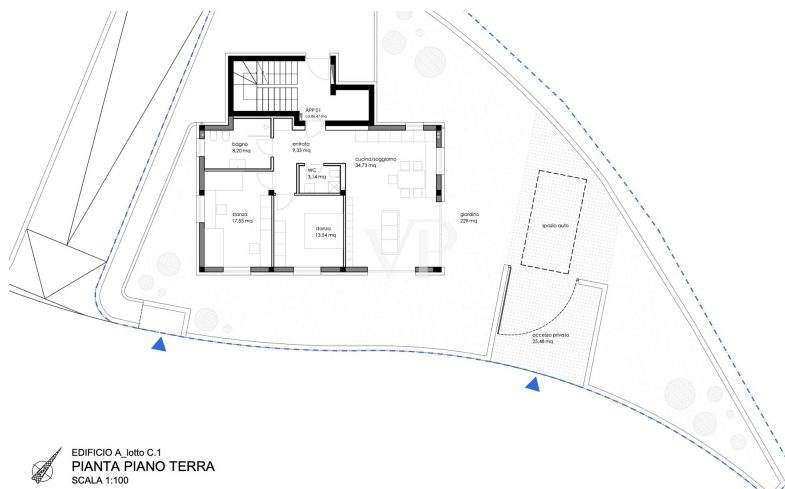
**Property ID: IT264153088 - 38016 Mezzocorona**

## The property



Property ID: IT264153088 - 38016 Mezzocorona

## 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.

**Property ID: IT264153088 - 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 ground floor with a private garden, and consists of: a convenient entrance hall, a living-dining room "living" room with direct access to the garden, two double bedrooms (also with direct access to the garden), a service bathroom and a windowed master bathroom. The object offers excellent natural light. The real estate unit is equipped with a central underfloor heating and cooling system that is operated independently with convenient individual room temperature control, providing a special feel-good atmosphere in all rooms.

End of construction December 2025

**Property ID: IT264153088 - 38016 Mezzocorona**

## **Details of amenities**

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

**Property ID: IT264153088 - 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: IT264153088 - 38016 Mezzocorona**

## Contact partner

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

**Christian Weissensteiner**

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**Tel.: +39 0471 20 90 20**

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

*To the Disclaimer of von Poll Immobilien GmbH*

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