

Bolzano

# Bright Office with Large Windows and Three Parking Spaces in Garage

Property ID: IT244151213



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**PURCHASE PRICE: 385.000 EUR**

Property ID: IT244151213 - 39100 Bolzano

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## At a glance

Property ID	IT244151213	Purchase Price	385.000 EUR
Available from	According to the arrangement	Commission	subject to commission
Floor	2	Total Space	ca. 167 m <sup>2</sup>
Bathrooms	1	Usable Space	ca. 0 m <sup>2</sup>
Year of construction	2004		

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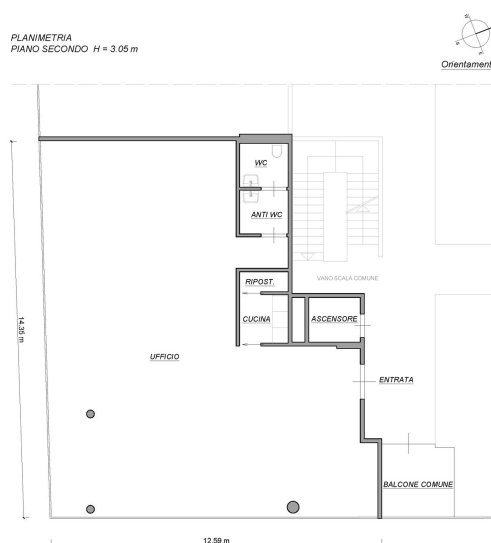
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## Floor plans



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

For exclusive sale we present this office property located on the second and penultimate floor of the Blue Center building, located on Maso della Pieve Street and built in 2004. The office is located in a privileged position and thanks to the glass walls exposed to the south, enjoys considerable brightness. The unobstructed view and excellent conditions making the environment ideal for working in tranquility. The space is a large open space that can be configured according to work needs. In addition, the office has a bathroom with ante-bathroom and a new kitchen. A common balcony adds to the comfort. The strategic location and large glass area excellent for installing highly visible signs make it easy for clients to locate the office. The location allows easy connections to the highway and MeBo, the train station, and the airport. In addition, the bus station is very close by. Various restaurants and bistros are within walking distance. A great advantage are the three parking spaces owned in the covered garage and additional shared parking spaces at the outdoor parking lot. Land registry category: A 10 Energy class: C Elevator: Present Net area : 147.00 sqm approx. Room height : 3.05 m approx. Parking spaces in garage : 3 owned

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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*To Disclaimer of von Poll Immobilien GmbH*

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