

Bolzano – Bolzano

NEW OFFICES IN STRATEGIC LOCATION

Property ID: IT254151751



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PURCHASE PRICE: 275.000 EUR • LIVING SPACE: ca. 123 m²

Property ID: IT254151751 - 39100 Bolzano – Bolzano

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At a glance

| | | | |
|----------------------|------------------------|----------------|------------------------|
| Property ID | IT254151751 | Purchase Price | 275.000 EUR |
| Living Space | ca. 123 m ² | Commission | Subject to commission |
| Floor | 2 | Total Space | ca. 136 m ² |
| Bathrooms | 1 | | |
| Year of construction | 2004 | | |

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Energy Data

| | | | |
|--------------------------------|------------|-------------------------|----------------------------|
| Energy Source | Gas | Energy Certificate | Energy demand certificate |
| Energy certificate valid until | 10.02.2026 | Final Energy Demand | 75.00 kWh/m ² a |
| Power Source | Gas | Energy efficiency class | D |

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The property



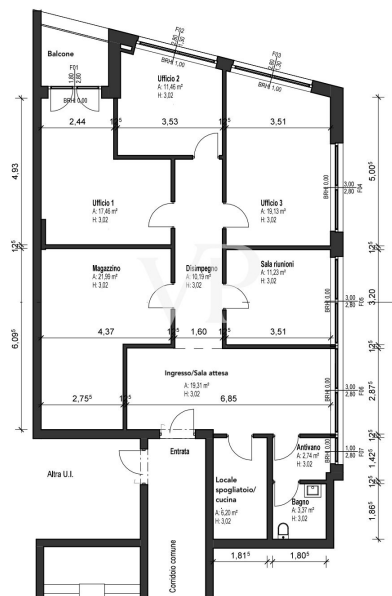
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The property



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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 the "Blue Center" building on Maso della Pieve Street in Bolzano, this property completed in 2024 offers a comfortable and functional work environment in a strategic location. The property is located on the second floor and consists of 1 entrance hall with waiting room, 1 dressing room/kitchen, 1 bathroom with ante-bathroom, 1 hallway, 3 large offices, 1 storage room and 1 balcony. The spaces have been carefully designed, using high-quality materials, creating comfortable, bright and well-organized rooms. Large windows provide abundant natural light and panoramic mountain views, making work pleasant and stimulating. The location is strategic: - Two large free public parking lots located next to the building. - Possibility of renting parking spaces in the basement garage - Bus stop in the immediate vicinity - "NOI Tech Park" within a 10-minute walk - Bars, restaurants and supermarkets in the immediate vicinity - Highway 2.5 km away - Bolzano South train station and exhibition center 2 km away

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Contact partner

For further information, please contact your contact person:

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