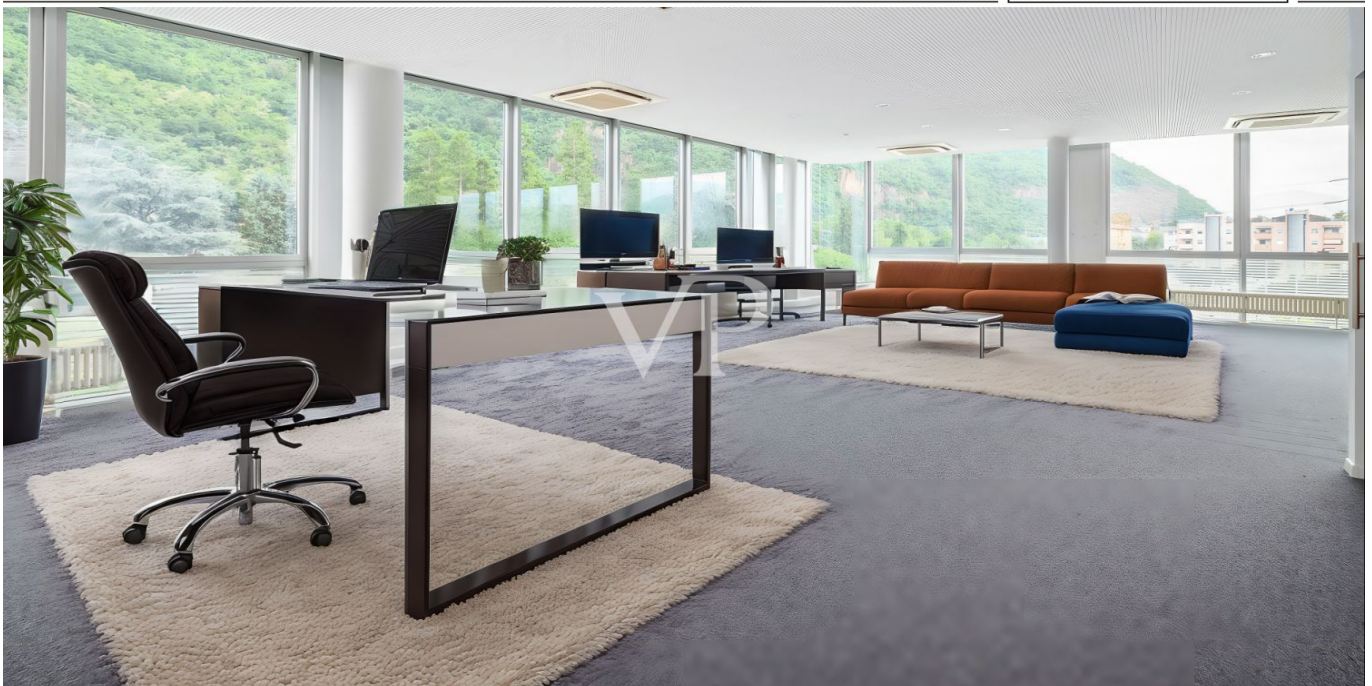


Bolzano

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

Property ID: IT254151924



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

**PURCHASE PRICE: 270.000 EUR • LIVING SPACE: ca. 148 m<sup>2</sup>**

Property ID: IT254151924 - 39100 Bolzano

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## At a glance

Property ID	IT254151924
Living Space	ca. 148 m <sup>2</sup>
Floor	2
Bathrooms	1
Year of construction	2004

Purchase Price	270.000 EUR
Commission	subject to commission
Total Space	ca. 152 m <sup>2</sup>

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## Energy Data

Energy Certificate	Energy demand certificate
Energy efficiency class	C

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## The property



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## The property



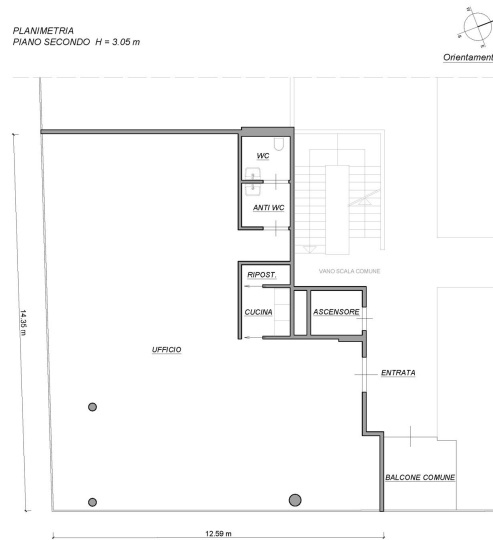
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## The property



Property ID: IT254151924 - 39100 Bolzano

## 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 Blucenter 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 further 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. There are three parking spaces in the basement garage, priced at 27 thousand euros each. A large free public parking lot is located immediately next to the building. Cadastral category: A 10 Energy class: C Elevator: Present Net floor area : 147.00 sq m approx. Room height : 3.05 m approx. The property is immediately available.

Property ID: IT254151924 - 39100 Bolzano

## 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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