

Bolzano – Südtirol [Trentino-Alto Adige]

## Penthouse with offices and beautiful terrace. Considerable cubage to be built

Property ID: IT23415486



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Property ID: IT23415486 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

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## At a glance

Property ID	IT23415486
Year of construction	2001

Purchase Price	On request
Commission	Subject to commission
Total Space	ca. 232 m <sup>2</sup>
Usable Space	ca. 160 m <sup>2</sup>

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## Energy Data

Energy Source

Gas

Energy Certificate

Energy demand  
certificate

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## The property





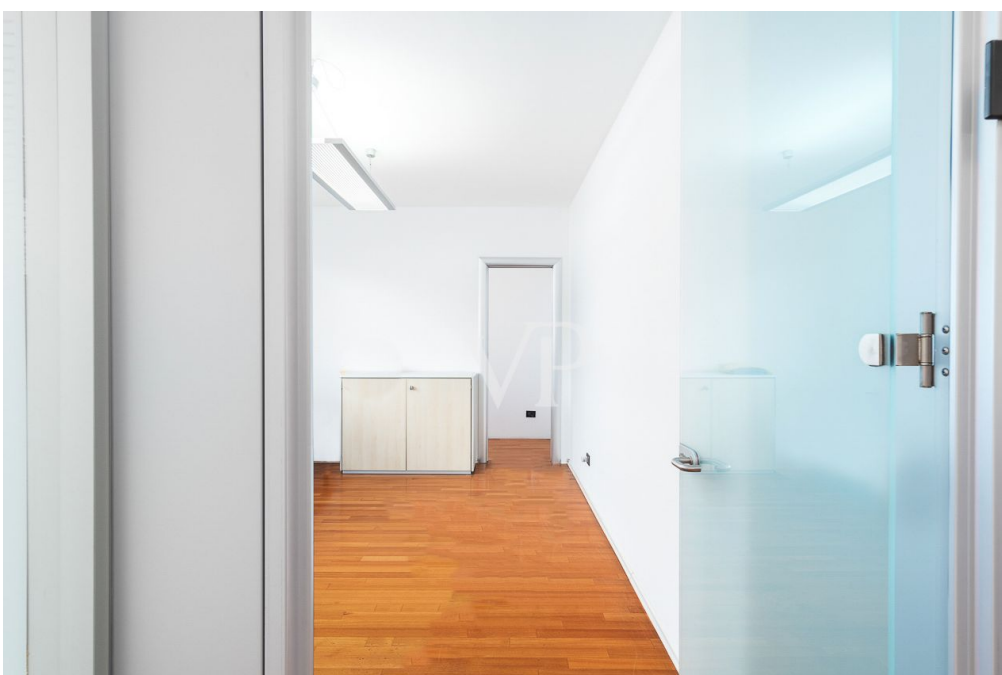
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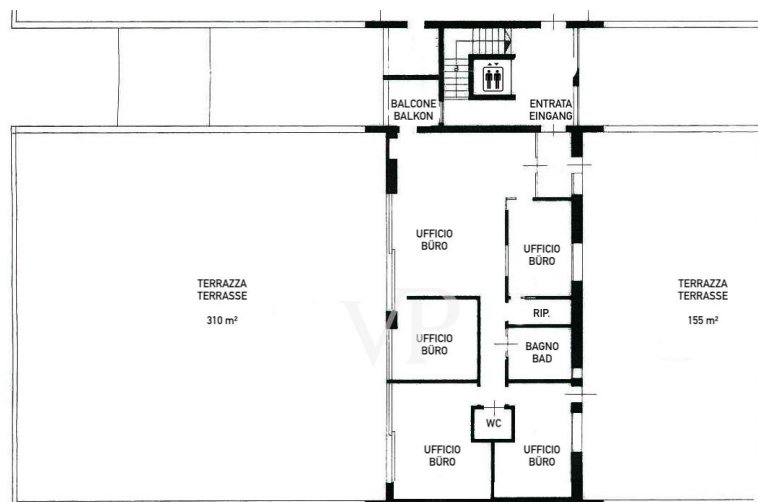
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## Floor plans



3240 m³ DA EDIFICARE

3240 m³ KUBATUR ZUR BEBAUUNG

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 is proposed a commercial property currently divided into 2 communicating units used as offices. Located on the top floor of the building, the property boasts a privileged and panoramic location and exceptional brightness thanks to the large windows. The offices present inviting spaces with wooden floors, independent heating and air conditioning with temperature control for each room. The facilities are discreetly placed in the suspended ceiling, ensuring a clean aesthetic appearance and high comfort.

The units have a gross floor area of about 162 square meters and two large terraces that provide generous outdoor space, with a size of about 310 square meters for the terrace located to the southwest and about 155 square meters for the one located to the northeast. The availability of space makes it possible to adapt the offices to specific needs and create a functional and modern working environment. The property is divided into: 5 offices, 2 bathrooms, 1 storage room, 1 balcony, 2 terraces.

A total of 45 parking spaces are available in the square in front of the building, which is in common use. There are additional parking opportunities along the entire extension of Copernicus Street, and Waltraud-Gebert-Deeg Street. Two public parking lots are located at distances of 300 and 900 meters from the building, respectively.

With considerable cubage yet to be built, this property offers great potential for area development in the area.

The property's strategic location on Via Niccolo Copernico in South Bolzano, close to major arterial roads, the Bolzano Sud highway and train stations, and the airport offers excellent visibility and a significant advantage in terms of national and international connections. In addition, several restaurants are within walking distance in the area, as are the Interspar and other commercial facilities.

The Bolzano South industrial zone is undoubtedly one of the most important business locations in South Tyrol, offering numerous advantages, especially in the area of transportation and logistics. Its proximity to the Bolzano Sud highway and railway stations and to the airport facilitates connections both nationally and internationally, providing easy access for businesses and facilitating the exchange of goods. The Bolzano Fair, together with the Sheraton Hotel, helps to consolidate the area's reputation as a center for events and congresses. In addition, the presence of the NoiPark technology and research park and shopping centers such as Twenty and Centrum provides a favorable environment for business activities and facilitates networking among businesses in the



area. South Bolzano thus stands out as a well-developed and convenient business location for many activities.

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## Contact partner

For further information, please contact your contact person:

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*To the Disclaimer of von Poll Immobilien GmbH*

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