

Bolzano

# NEW OFFICES IN STRATEGIC LOCATION

Property ID: IT254151751



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**PURCHASE PRICE: 275.000 EUR • LIVING SPACE: ca. 123 m<sup>2</sup>**

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## At a glance

|                      |                        |                |                        |
|----------------------|------------------------|----------------|------------------------|
| Property ID          | IT254151751            | Purchase Price | 275.000 EUR            |
| Living Space         | ca. 123 m <sup>2</sup> | Commission     | Subject to commission  |
| Floor                | 2                      | Total Space    | ca. 146 m <sup>2</sup> |
| 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 <sup>2</sup> a |
| Power Source                   | Gas        | Energy efficiency class | D                          |

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## The property



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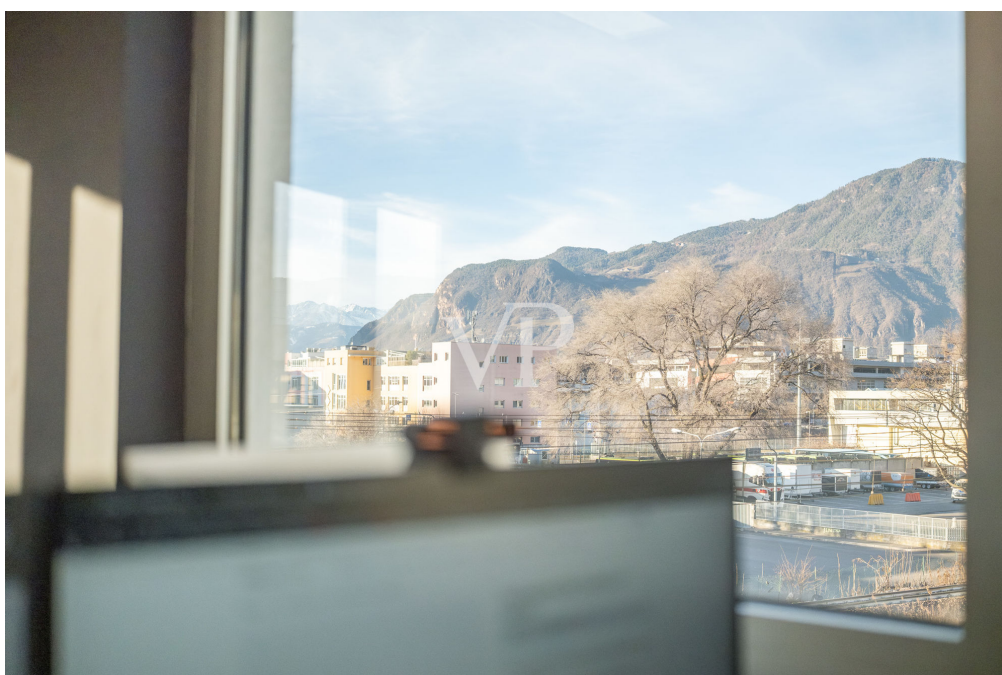
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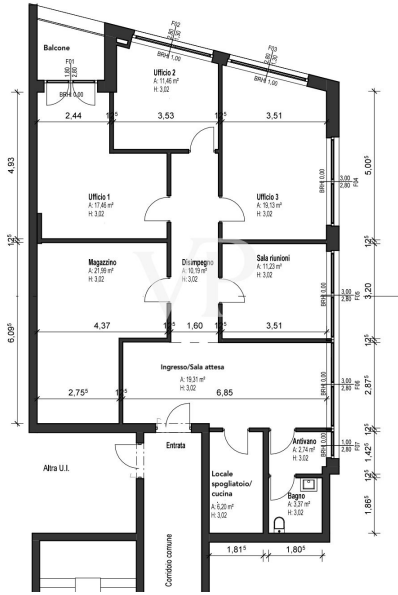
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## The property



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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 The property is available immediately.

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## Contact partner

For further information, please contact your contact person:

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*To Disclaimer of von Poll Immobilien GmbH*

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