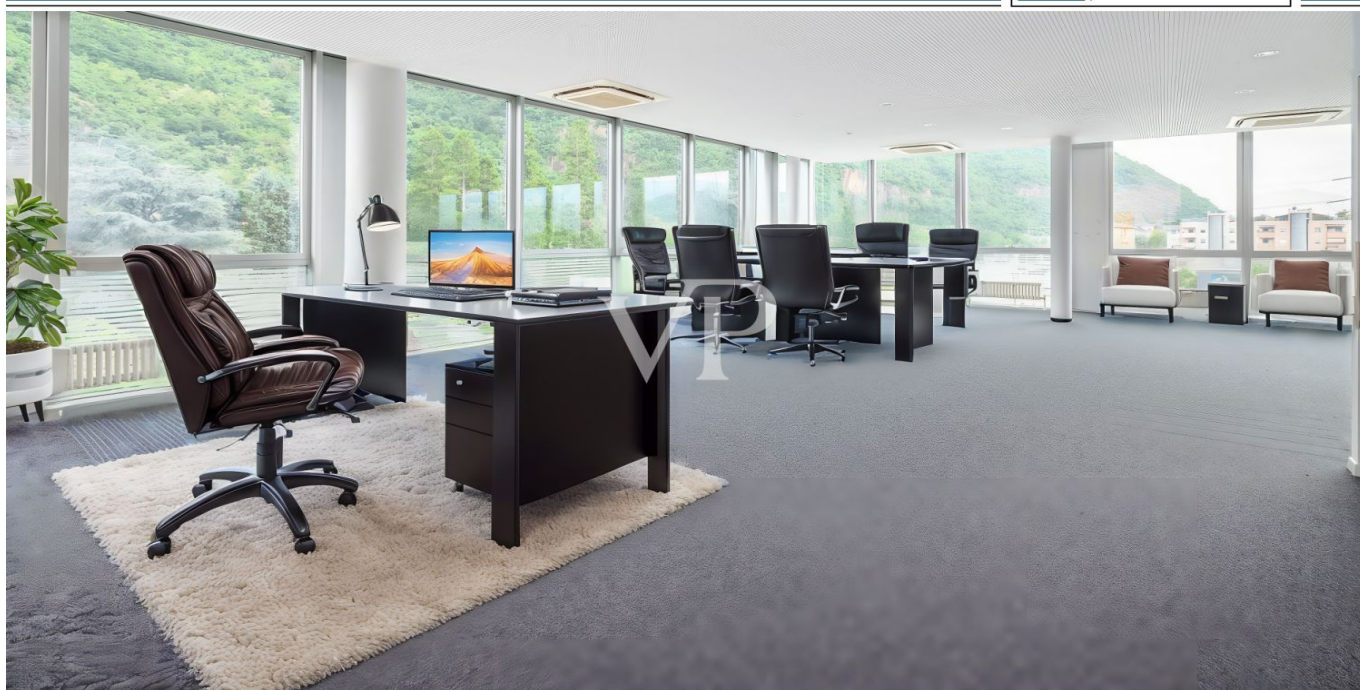


Bolzano – Südtirol [Trentino-Alto Adige]

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

Property ID: IT244151437



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

**RENT PRICE: 1.450 EUR**

Property ID: IT244151437 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

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Property ID: IT244151437 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT244151437 |
| Floor                | 2           |
| Bathrooms            | 1           |
| Year of construction | 2004        |

|             |                          |
|-------------|--------------------------|
| Rent price  | 1.450 EUR                |
| Commission  | subject to<br>commission |
| Total Space | ca. 167 m <sup>2</sup>   |

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## Energy Data

|                 |                 |                         |                           |
|-----------------|-----------------|-------------------------|---------------------------|
| Type of heating | Central heating | Energy Certificate      | Energy demand certificate |
|                 |                 | Energy efficiency class | C                         |

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## The property



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## The property



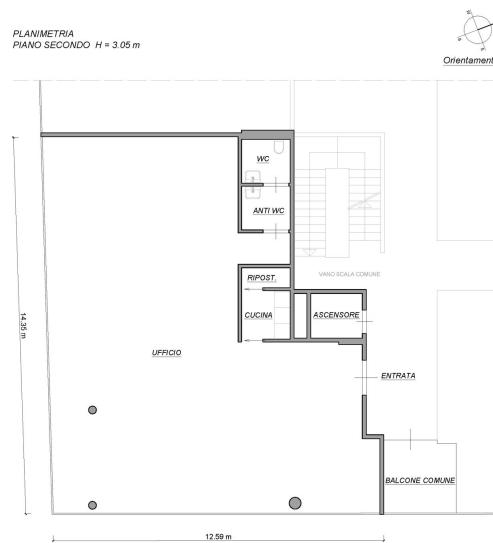
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## The property



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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.

Property ID: IT244151437 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

## A first impression

For exclusive rent 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

Property ID: IT244151437 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

## 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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