

Study/Office for sale in Catania (CT)

Zona centro

€ 331.500

Ref. 117



200 sq.m. | Bathrooms: 2 | Rooms: 9

OFFICE WITH THREE RELEVANT PARKING SPACES IN THE CENTER OF CATANIA
Piazza della Repubblica 32, second floor with lift, convertible to residential.

Contact Expertise Re on 095 8997334 or write on WhatsApp on 353 4336649.
Advertisement reference 117

IDEAL FOR:

- Those looking for a company headquarters in the centre, in an area mainly intended for offices and well served by public transport.

SURFACE AND INTERNAL COMPOSITION:

Second floor of a building with 9 floors above ground equipped with two lifts;

Surface area of approximately 200 m2, internal height of 3 meters with spaces distributed as follows:

- Entrance;
- Hallway;
- Three rooms on the right of the corridor;
- Three rooms on the left, two of which are communicating and divided by a sliding door in glass and wood.
- Large hallway;
- Technical room, for positioning servers and routers;
- Two mirror-image bathrooms, with dressing room;
- Two answers.

ACCESS AND PARKING SPACES

Access to the office is through an armored door and a second armored glass door.

Three parking spaces pertaining to the property with access from Via Teocrito 90/92

OFFICE CONDITIONS:

In fair state of conservation, there are also:

- parquet floors;
- corridor with false ceiling and spotlights;
- wooden window frames;
- motorized shutters;
- air conditioners;
- recently modernized electrical system;
- good ventilation and good lighting.

EXPOSURE:

The office has triple exposure:

- overlooking Corso Martiri della Libertà with a glimpse of the sea;
- overlooking Corso Sicilia and with a view, in the distance, of Piazza Stesicoro;
- overlooking the internal light well.

CADASTRAL CATEGORY:

The property has cadastral category A10, but it is possible to convert it to residential.

LOCATION:

The office is located between Piazza della Repubblica, Via Teocrito and Via Ventimiglia.

Central area, mainly intended for offices, served by important road arteries, 500 meters from the train station, 200 m from the Stesicoro metro stop and close to the central Via Etnea and Corso Sicilia.

Who we are:

Expertise Re is a real estate agency specialized in the sale and rental of entire buildings, commercial and industrial premises, offices and management buildings.

He also has the skills in the study and analysis of intervention plans aimed at the disposal and redevelopment of properties according to specific needs and objectives.

We believe that only by starting from specific needs can we identify the most suitable real estate investment solutions.

If you want to get to know us better, follow us on LinkedIn: <https://www.linkedin.com/company/expertise-re/>

Certification

Energy Class: G

Features

Code: 117

Reason: Sale

Categoria: Study/Office

Address: Piazza della Repubblica, 32

Zip Code: 95131

Municipality: Catania

Zona: Zona centro

Total Square Meters: 200 sq.m.

Bathrooms: 2

Rooms: 9

State of Preservation: Good

Heating: Heating

Nearby

Railway Station

Public Transport

Cafe

Post Offices

Municipal Offices







