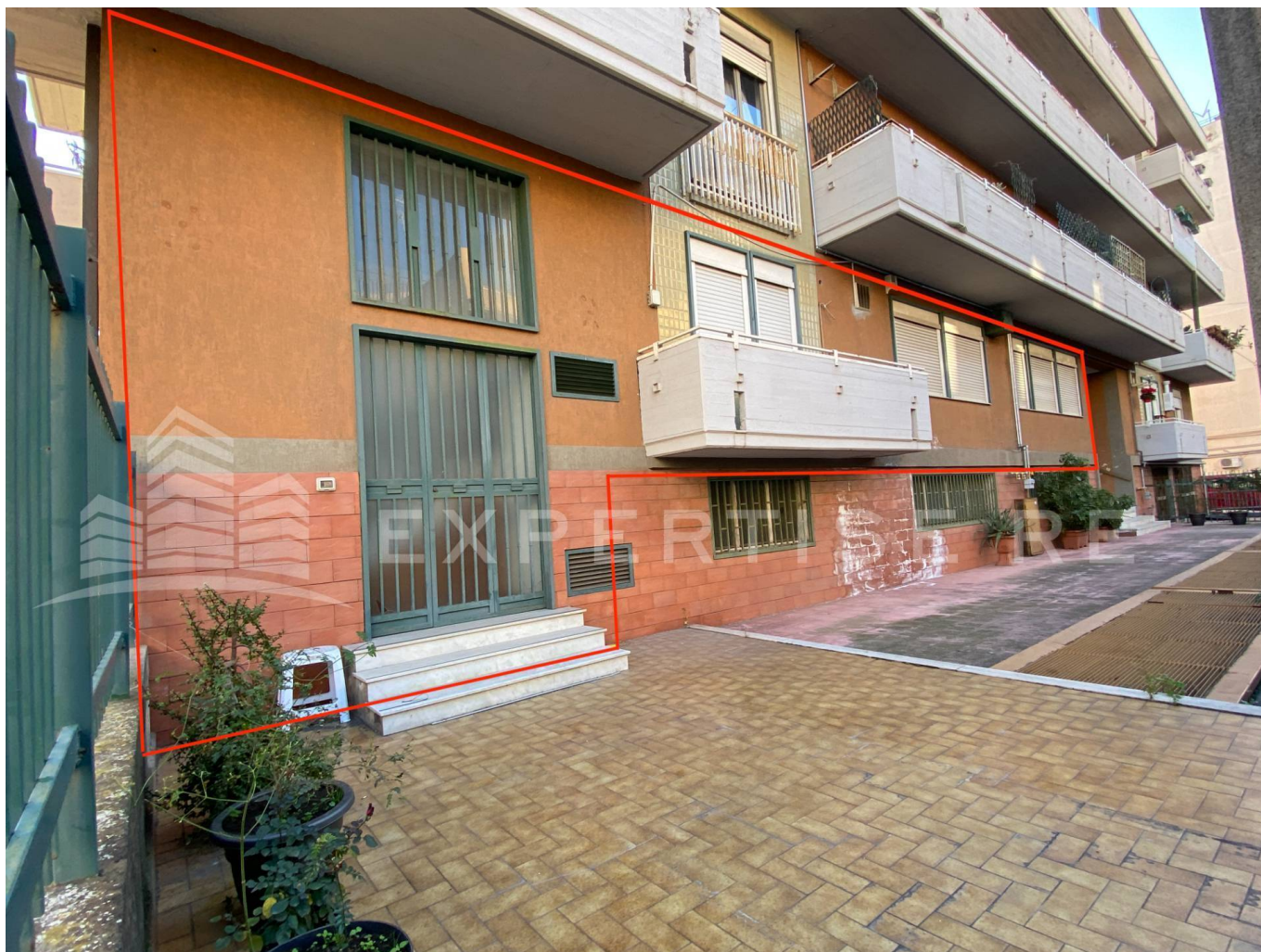


## Study/Office for sale in Catania (CT)

### Zona centro

# € 164.850

## Ref. 125



**163 sq.m. | Bathrooms: 2 | Rooms: 7**

Office for sale in Catania, Via Corvello 21-23.  
Double entrance, one of which is exclusive.  
Mezzanine floor, 160 m2, to be renovated.

Contact Expertise Re on 095 8997334 or write on WhatsApp on 371 6319926  
Advertisement reference 125.

Ideal for:  
Professional medical practice.

Surface and internal composition:  
Total surface area of approximately 160 m2 with the spaces distributed as follows:

Four main rooms, some of which are divided by removable glass or plasterboard walls; Two large waiting rooms; Three smaller rooms to be used as changing rooms, warehouses or archives. Two bathrooms, one of which is suitable for disabled people.

**Access and external area:**

The property has two separate entrances, both on via Corvello.

Civic 21: independent entrance, which is accessed via a private courtyard which then leads onto an exclusive stairwell. Civic 23: condominium entrance which opens onto a common entrance hall.

**Property features:**

Double exposure; To be restored; Mezzanine floor of a building with 5 floors above ground; Category A10 (office).

**Location:**

The real estate unit is located in a central, mixed, residential and commercial area, well served by public transport.

A few meters from Largo Bordighera and Viale Vittorio Veneto, in a good context with various public utility services.

**Who we are:**

Expertise Re is a real estate agency based in Catania in Corso Sicilia 105, which operates mainly in Palermo and Catania, also through a network of selected real estate agents, present throughout Sicily, Calabria, Rome and Milan.

Expertise Re is a real estate agency specialized in the sale and rental of entire buildings, income properties, commercial premises, industrial warehouses, offices, executive buildings and hospitality and residential properties.

He also has skills in the evaluation of individual assets and real estate portfolios, and 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

## Certification

**Energy Class:** G

## Features

Code: 125	Reason: Sale
Categoria: Study/Office	Address: Via Corvello, 21-23
Zip Code: 95127	Municipality: Catania
Zona: Zona centro	Total Square Meters: 163 sq.m.
Bathrooms: 2	Rooms: 7
State of Preservation: Be Restored	Covered sq.m.: 163 sq.m.

## Nearby

Playgrounds	Public Transport
Kindergarten	Elementary Schools
Schools	Cafe
Post Offices	Municipal Offices

