# Study/Office for rent in Catania (CT)
# Via Etnea - via Umberto
# € 4.600
## Ref. 459C



### 370 sq.m. | Bathrooms: 3 | Rooms: 7

Office for sale in Catania in Corso Sicilia 43 with cellar.
Second floor, surface area approximately 370 m2, category A10.
Metro stop 100 meters away.

Contact Expertise Re at 095 8997334 or write on WhatsApp at 371 6319926
Ad reference 446

Ideal for:
Professional studios; Management and operational company offices; Training centres; Call centres.

Access:
Access to the office is from the condominium stairwell equipped with a lift;

Surface area and internal composition:
The office has a rectangular shape and a surface area of approximately 370 m2 excluding the balconies.
The spaces are distributed like this.
5 rooms; 1 large room with video projection system; Three bathrooms with anteroom distributed on both sides of the property. Entrance; Hallways; Closet.

Exposure and external area:
The office has double exposure, on Corso Sicilia, through three balconies and windows, and on the internal courtyard, through the perimeter balcony and windows; the balconies overlooking Corso Sicilia are ideal for the installation of signs.

Conditions:
Excellent condition ready to use; Renovated in 2021; Equipped with an impressive safe; Double glazed windows.

Plants:
All systems are up to standard. New electrical system with floor sockets; Lighting system with LEDs and spotlights inside the false ceiling; LAN network; Air conditioning system with independent fan coils, placed in each room.

More information:
Equipped with original certificate of habitability; Potentially divisible into two separate units; The property has a relevant cellar on the first floor below the street.

Location:
200 meters from Piazza Stesicoro and Via Etnea and 100 meters from the metro stop.
The area is characterized by the presence of the main offices of numerous credit institutions, insurance companies and service companies. At the back of the building there is a multi-storey car park.

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 specializing in the sale and rental of entire buildings, income-generating properties, commercial premises, industrial warehouses, offices, management buildings and hospitality and residential properties.
It also has the 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 know us better, follow us on Linkedin

## Certification

**Energy Class**: D

## Features

| | |
|---|---|
| Code: 459C | Reason: Rent |
| Categoria: Study/Office | Address: Corso sicilia, 43 |
| Zip Code: 95131 | Municipality: Catania |
| Zona: Via Etnea - via Umberto | Total Square Meters: 370 sq.m. |
| Bathrooms: 3 | Rooms: 7 |
| State of Preservation: Restored | Heating: Heating |
| Building Costs: € 300 | |

## Nearby

| | |
|---|---|
| Bike Lanes | Railway Station |

| | |
|---|---|
| Public Transport | Cafe |
| Post Offices | Municipal Offices |



















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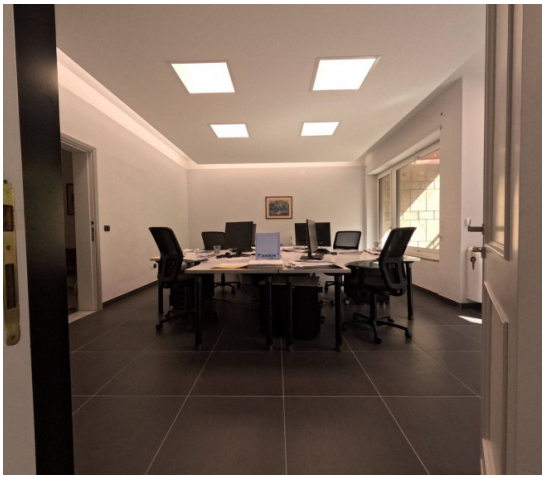




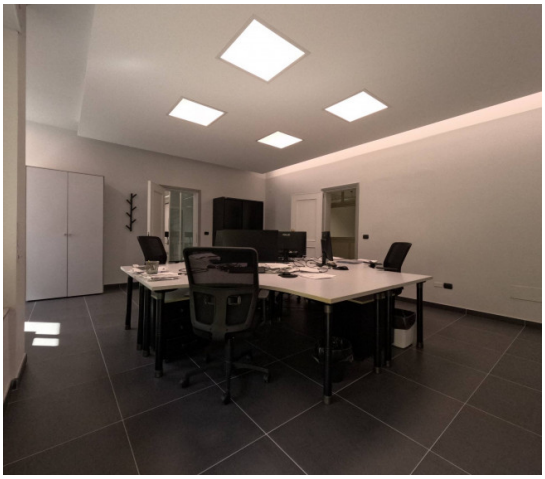
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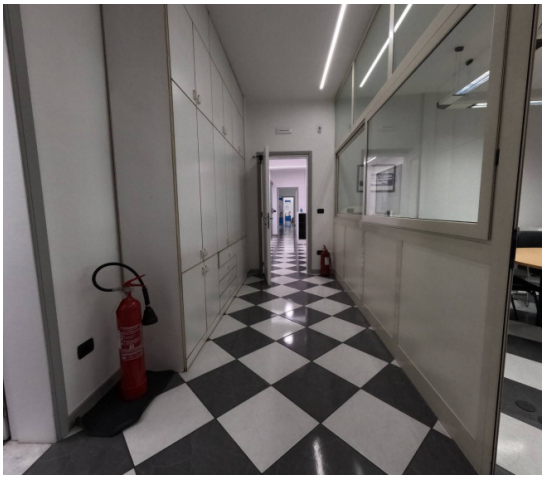








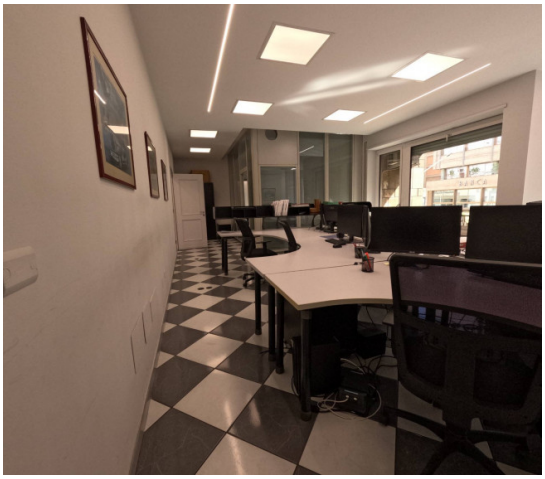






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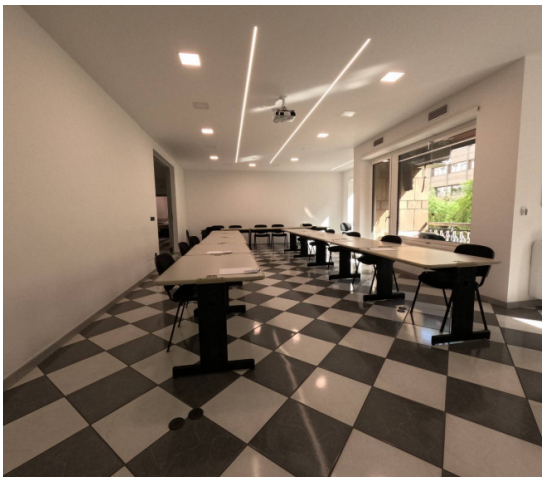






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**Corso Sicilia 43, Catania**
**Piano secondo**

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**Corso Sicilia, 43 Catania**
**Piano primo sottostrada**




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