

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

**Zona centro**

**€ 2.400.000**

**Ref. U055**



**1.453 sq.m. | Bathrooms: 14 | Rooms: 35**

Offices for sale inside the Catania skyscraper.  
Central and strategic location of the property.

Contact Expertise Re on 095 8997334 or write on WhatsApp on 371 6319926  
Advertisement reference U055

Surface and internal composition:

These are 5 real estate units for a total surface area of 1,453 m2:

Basement and ground floor: Commercial space with a surface area of approximately 83 m2, two windows and access from number 16;  
First floor: Office property unit of approximately 570 m2, connected via an internal staircase to the ground floor, to the basement and to a large level terrace which overlooks Largo Paisello. Access is from number 16. Second floor and third floor: approximately 400 m2 each, exclusively with windows apart from three small balconies. They are in fact independent, autonomous units, accessible from two stairwells equipped with a lift.

**Location:**

Central and strategic location of the property.

The area is mixed and highly served by public utility offices (Post Offices, Civil Engineers, Chamber of Commerce and ASP are within walking distance) and numerous commercial activities, located above all on Via Etnea, the city's main artery for shopping of various kinds.

Near the property there is also Villa Bellini, the main green lung of the city. The road system is excellent, guaranteed by city transport whose stops are located in the immediate vicinity (the AMT terminus is located just 300 meters away, located in Piazza Borsa).

**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

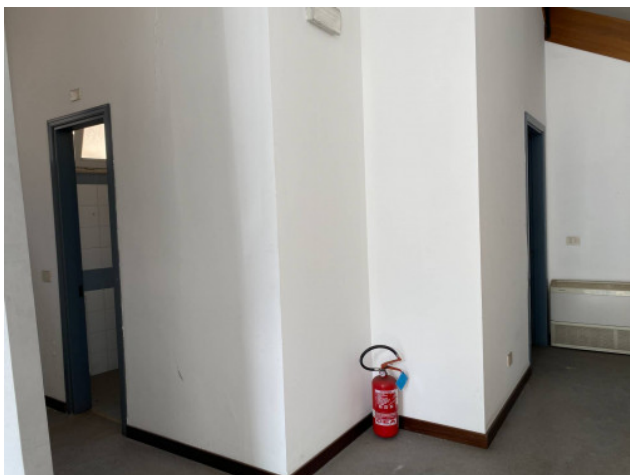
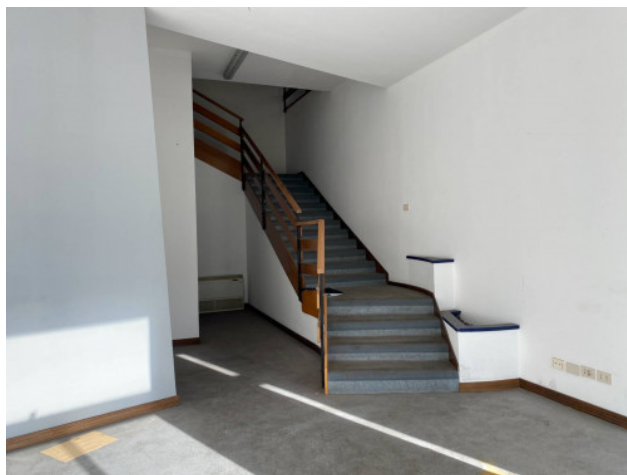
Code: U055	Reason: Sale
Categoria: Study/Office	Address: Via Cimarosa, 10
Zip Code: 95124	Municipality: Catania
Zona: Zona centro	Total Square Meters: 1.453 sq.m.
Bathrooms: 14	Rooms: 35
State of Preservation: Good	Number Of Windows: 2

## Nearby

Public Transport	Elementary Schools
Schools	High Schools
Cafe	Post Offices
Municipal Offices	





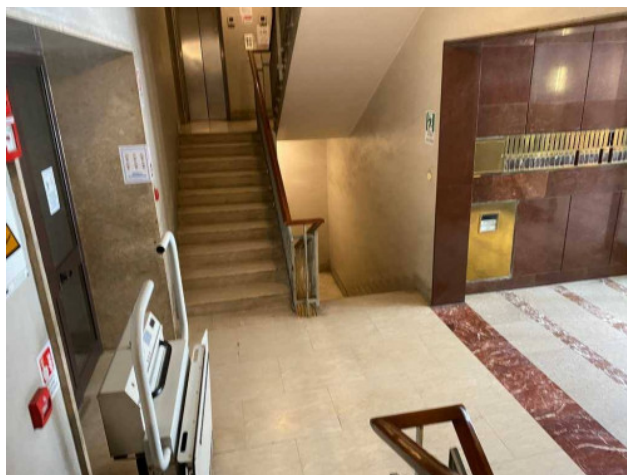


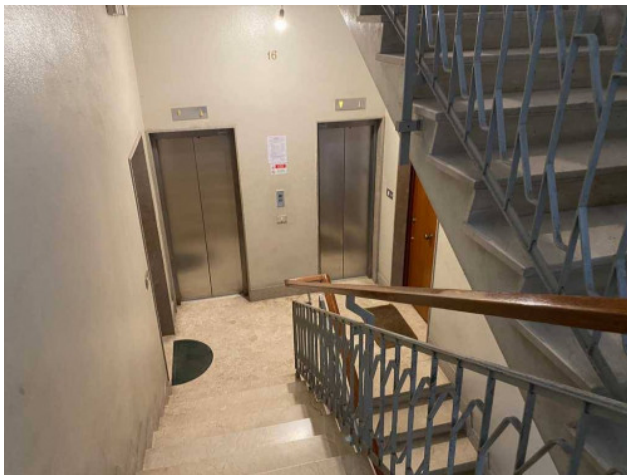












PIANO TERRA

