

Bolzano

NEW OFFICES IN STRATEGIC LOCATION

Property ID: IT254151751



www.von-poll.it

LIVING SPACE: ca. 123 m²

Property ID: IT254151751 - 39100 Bolzano

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Contact partner

Property ID: IT254151751 - 39100 Bolzano

At a glance

Property ID	IT254151751
Living Space	ca. 123 m²
Floor	2
Bathrooms	1
Year of construction	2004

Purchase Price	On request
Commission	Subject to commission
Total Space	ca. 146 m²

Property ID: IT254151751 - 39100 Bolzano

Energy Data

Energy Source	Gas	Energy Certificate	Energy demand certificate
Energy certificate valid until	10.02.2026	Final Energy Demand	75.00 kWh/m²a
Power Source	Gas	Energy efficiency class	D

Property ID: IT254151751 - 39100 Bolzano

The property



Property ID: IT254151751 - 39100 Bolzano

The property



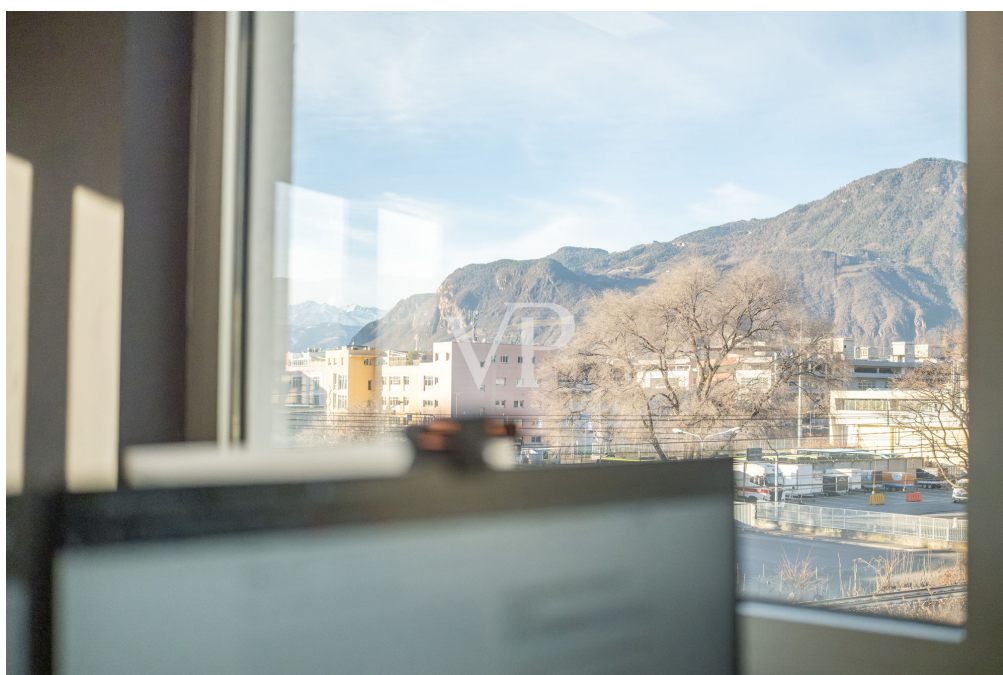
Property ID: IT254151751 - 39100 Bolzano

The property



Property ID: IT254151751 - 39100 Bolzano

The property



Property ID: IT254151751 - 39100 Bolzano

The property



Property ID: IT254151751 - 39100 Bolzano

The property



Property ID: IT254151751 - 39100 Bolzano

The property



Property ID: IT254151751 - 39100 Bolzano

The property



Property ID: IT254151751 - 39100 Bolzano

The property



Property ID: IT254151751 - 39100 Bolzano

The property



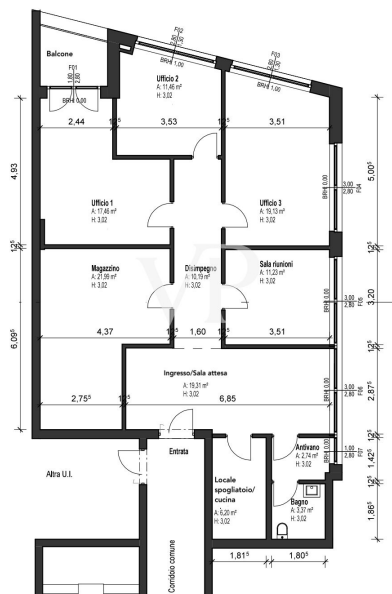
Property ID: IT254151751 - 39100 Bolzano

The property



Property ID: IT254151751 - 39100 Bolzano

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: IT254151751 - 39100 Bolzano

A first impression

Located in the "Blue Center" building on Maso della Pieve Street in Bolzano, this property completed in 2024 offers a comfortable and functional work environment in a strategic location. The property is located on the second floor and consists of 1 entrance hall with waiting room, 1 dressing room/kitchen, 1 bathroom with ante-bathroom, 1 hallway, 3 large offices, 1 storage room and 1 balcony. The spaces have been carefully designed, using high-quality materials, creating comfortable, bright and well-organized rooms. Large windows provide abundant natural light and panoramic mountain views, making work pleasant and stimulating. The location is strategic: - Two large free public parking lots located next to the building. - Possibility of renting parking spaces in the basement garage - Bus stop in the immediate vicinity - "NOI Tech Park" within a 10-minute walk - Bars, restaurants and supermarkets in the immediate vicinity - Highway 2.5 km away - Bolzano South train station and exhibition center 2 km away The property is available immediately.

Property ID: IT254151751 - 39100 Bolzano

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Drususallee 265/Viale Druso 265, 39100 Bozen/Bolzano (BZ)

Tel.: +39 0471 20 90 20

E-Mail: bozen@von-poll.com

To Disclaimer of von Poll Immobilien GmbH

www.von-poll.com