



COLDWELL BANKER

BARBERA GROUP
INTERNATIONAL REAL ESTATE

Coldwell Banker Barbera Group

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Office for Rent in Catania - Area: Zona centro

📍 Via Roccaromana, Catania, 95124 (CT)

Price Upon
Request



Contact info



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Description

Prestigious building for rent in the center of Catania –

Possibility of changing the intended use from office to hospitality/hotel activity.

The location of the building is in a strategic position being in the historic center of the city, a few steps from via Etnea and the Duomo, the city's living room, and from Corso Sicilia (financial and economic area), near the Bellini public garden and the university buildings, such as the Faculty of Law. Furthermore, the geographical position makes the property easily reachable from outside the city, being close to via Plebiscito, an artery that connects the historic-financial center with the southern entrance of Catania.

The building, built at the beginning of the 20th century, consists of an independent noble villa with a surrounding courtyard; it is accessed from the road through two electric driveway gates in ornamental wrought iron with stone pillars; around the villa there is an exclusive and private courtyard.

The property consists of a ground floor used as offices with entrance from the rear, a first floor and a second floor also used as offices and a third floor used as archives and storage rooms.

The property presents a facade in excellent condition in which friezes and frames in white stone are highlighted, the fixtures are in thermal break aluminum, recently installed.

The internal conditions are in good condition, with marble chip flooring. All floors have toilets, heating, air conditioning and LED lighting up to standard.

Furthermore, there are some parking spaces at the back serving the villa.

Dimensions:

Ground floor (partially underground): 637.00 m2

First, second and third floor: 1,502.00 m2

Terraces and balconies: 150.00 m2

Porticoes: 50.00 m2

Uncovered appurtenances: 900.00 sq m.

Details



Property ID: CBI100-551-290440



Surface: 2180.00 m²



Rooms: 28



Bathrooms: 6

Property Features



Floor: **Building**



Conservation status: **Excellent**



Surface: **2180.00 m²**



Rooms: **28**



Bathrooms: **6**



Kitchen: **Present**



Position: **Central**



Parking space: **Uncovered**



Garden: **Private,**

Nearby



Gyms



Beauty centres



Soccer fields



Sport centres



Tennis courts



Cycle paths



Playgrounds



Rail station



Public transports



Nursery school



Primary schools



Secondary schools



High school



Bar



Post offices



Shopping centres



Municipal office

Images

