



**COLDWELL BANKER**  
PRIME PROPERTIES

**Coldwell Banker Prime Properties**  
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# Office for Sell in Bologna - Area: San Vitale

📍 Via San Sigismondo, Bologna, 40126 (BO)

**197.500€**



## Contact info



Coldwell Banker Prime Properties

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# Description

Bologna – Via San Vitale Adjacency

Via San Sigismondo – Office – 43 m2 – New Business – Mezzanine

Splendid pied-à-terre office with double access (condominium and exclusive) of 43 commercial square meters and arranged on 2 levels. In detail it is composed of: main room with kitchen preparation, disengaged bathroom and mezzanine room.

Installation of the lift in the stairwell, PVC window frames, central heating system (each real estate unit will however be equipped with direct consumption metering), preparation of an independent cooling system, electrical system with home automation system, chronothermostat in each main room and video intercom system.

The building also has a basement with the cellars belonging to the apartments and a bicycle storage room.

The project consists of a building renovation with change of use from offices to residential in via San Sigismondo 5 in the San Vitale district in the heart of the city of Bologna. The neighborhood is equipped with all services: public transport, schools, health services and is located a stone's throw from the main shopping and leisure streets. In total, 7 apartments of different sizes have been created, some of which are equipped with a garden, loggia or terrace to extend the living space outside. The project presents itself as a combination of tradition and innovation thanks to the meticulous attention to preserving the historical characteristics of the building while incorporating them into the typical comfort of modern homes. The result is a balanced mix of frescoes, regal rooms with high ceilings, an unexpectedly large garden and modern home automation systems and cutting-edge systems.

(Non-binding document for contractual purposes)

# Details



Property ID: CBI145-2073-33



Surface: 43.00 m²



Rooms: 1



Bathrooms: 1



Energy Class: A1

# Property Features



Floor: 1



Conservation status: Excellent



Current condition: Under construction



Surface: 43.00 m²



Rooms: 1



Bathrooms: 1



Position: Central

# Nearby



Gyms



Bike Paths



Public Transportation



Kindergarten



High Schools



Cafes / Bars



Post Offices



Municipal Offices / Town Halls

Images

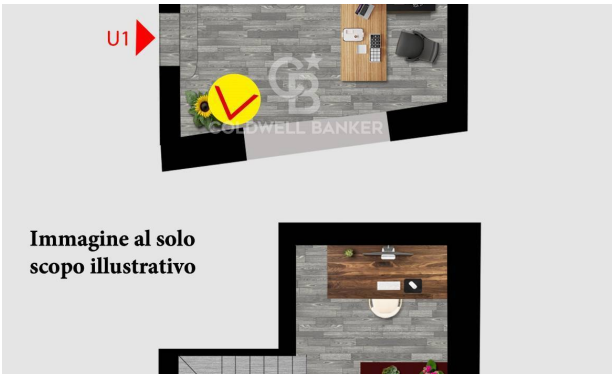
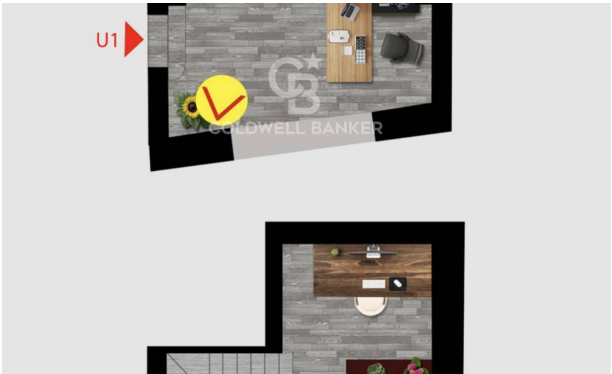


Immagine al solo  
scopo illustrativo



