SOGIM COMO
via Vittorio Emanuele II,26 - 22100 Como
Phone number 031/8123506

Office for Sale in Mariano Comense - via Piave, 29

Sale | Ref. CO30326 | PRICE: € 460.000



192 sq.m | Bathrooms: 3 | Rooms: 5

Elegant office for sale in the center of Mariano Comense (CO).
Elegant 175m2 glass-fronted office with outdoor area in Mariano Comense.

We offer for sale in Mariano Comense, in a very busy area particularly convenient for the main communication arteries and essential services, an office located on the ground floor with a total surface area of 175 m2, complete with a large outdoor area for private parking.
The office enjoys dual access from both the street and the shared lobby of the building, and its three windows facing Via Piave offer excellent visibility to both passers-by and passengers at the adjacent train station.
The office's interior spaces are well-organized. Upon entering the welcoming reception area, you'll find a large meeting room divided by glass walls that allow natural light to flood in. Beyond the entrance are three office rooms, another meeting room, a convenient storage room, three restrooms, and a functional kitchen/snack area.
The office's added bonus is its private outdoor area, enclosed by an electric barrier, which allows for parking for 6/7 cars and a wallbox for charging electric vehicles.
The A4-rated property is equipped with cutting-edge energy-saving systems, including air heating and cooling, controlled mechanical ventilation, and a private 12kW photovoltaic system that eliminates energy costs during the warmer months.
Security is further guaranteed by shatterproof glass and a private alarm and video surveillance system.

AVAILABLE FROM FEBRUARY 2027. Single garage available for €25,000.

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Contact the office for more information and to schedule a visit.

Property Informations

Address: via Piave, 29

Bathrooms: 3

Rooms: 5

State of Preservation: Excellent

Number Of Windows: 3

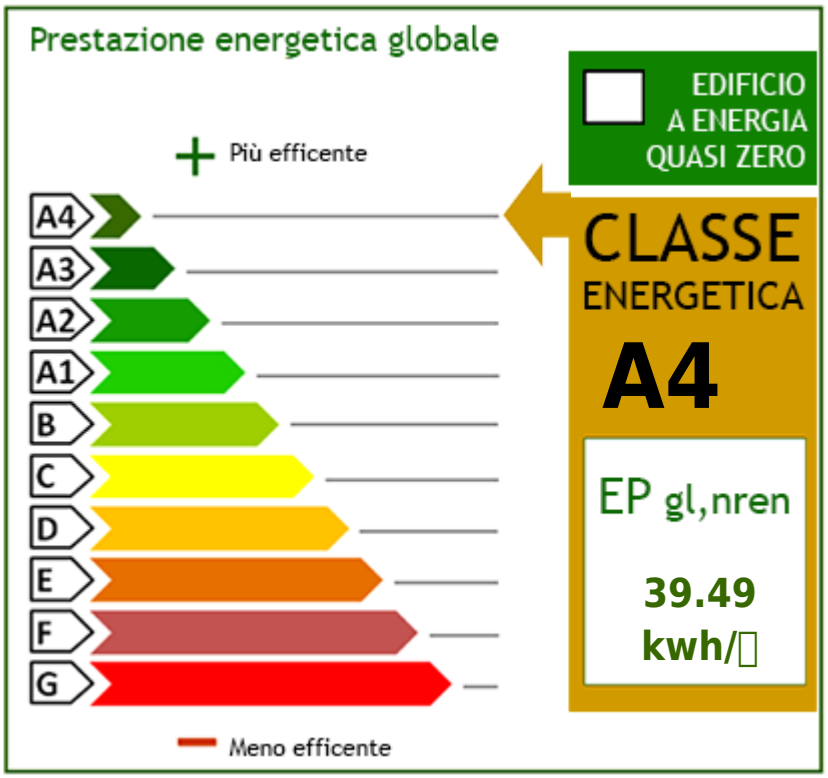
Building Costs: € 150

Features

Air-Conditioned	ADSL Coverage	Fastweb Coverage
Alarm		

Nearby

Gyms	wellness centres	Football Fields	Fitness Centers
Tennis Courts	Bike Lanes	Playgrounds	Railway Station
Public Transport	Kindergarten	Elementary Schools	Schools
High Schools	Cafe	Post Offices	Shopping Centers
Municipal Offices			



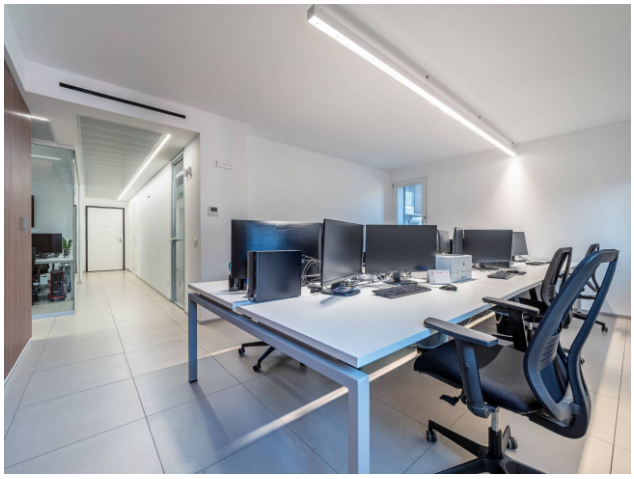
















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via Vittorio Emanuele II,26 - Como (CO) - Phone number 031/8123506
como@sogim.it - https://www.sogim.net/en
VAT 02533900961





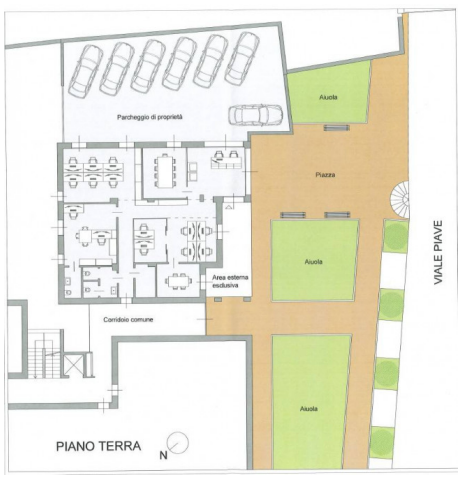












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