

FOR SALE



CONSULENTI IMMOBILIARI Luxury Property

AGENCY — CATANIA

CATANIA — SICILIA

CATANIA — INDEPENDENT INVESTMENT PROPERTY WITH PRIVATE PARKING

€ 1.000.000

PRICE

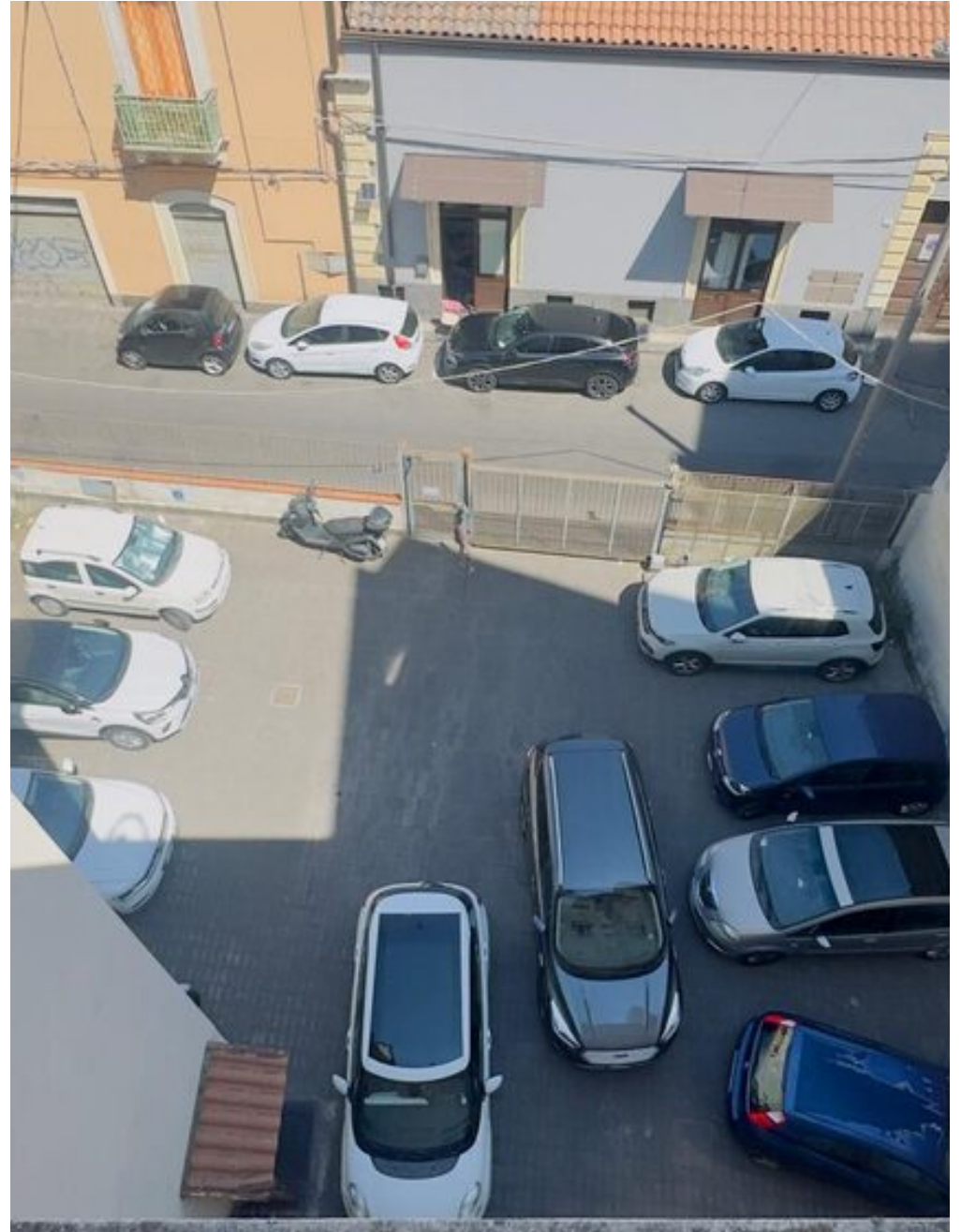
600 m²

SQUARE METRES

5

ROOMS

The Spaces



DESCRIPTION

CATANIA – INDEPENDENT INVESTMENT PROPERTY WITH PRIVATE PARKING

In a central and strategic location, we are offering for sale a prestigious freestanding building with dual access—by car and on foot—from Via Pietro Mascagni No. 9/17 and Via Vecchia Ognina. The property spans 4 above-ground levels, with a total floor area of approximately 600 square meters, in addition to an enclosed private parking area with capacity for about 10 cars—a feature that is particularly rare and sought-after in this urban setting. The building was constructed in 2002 through a complete demolition and reconstruction project; it is in perfect condition, fully air-conditioned, and ready for immediate use without the need for any work. The property is currently classified in cadastral category A/10 (offices) and has been leased since 2021 to a public entity under a current 6+6-year lease agreement, guaranteeing a substantial annual rent and thus representing

an attractive income-generating investment opportunity. Originally designed for residential use, thanks to its location, floor plan, and architectural features, the property will be suitable for a variety of uses upon the expiration of the current lease: office space, hospitality, healthcare, luxury residential, co-living, corporate headquarters, or a multifunctional facility. Key Features Freestanding building (ground floor to roof) Total area approximately 600 square meters 4 above-ground levels Private parking for approximately 10 cars Dual access from Via Pietro Mascagni and Via Vecchia Ognina Built in 2002 (demolition and reconstruction) Air-conditioned Excellent overall condition Current 6+6 lease Potential for future conversion to various uses Asking price: €1,000,000, negotiable For further information and income statements, please contact the agency.

 **600 m²**
AREA

 **5**
ROOMS

 **10**
BATHROOMS

 **€1.000.000**
PRICE

FEATURES



STARTED



REAL
ESTATE
INCOME



INDEPENDENT



MORE
THAN 10
ROOMS



PARKING
SPACE



CONSULENTI IMMOBILIARI
Luxury Property

CONTACTS

Book a visit

Contact us for more information
or to schedule a viewing.



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ADDRESS

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