

for Sale to Settimo Torinese Area: Settimo Cielo



4.037 sqm

Prestigious Commercial Property □ Opposite the Settimo Cielo Shopping Center with unparalleled visibility: this property's main feature is its large front facing the Settimo Cielo Shopping Center, which guarantees a strong communication impact.

Strategic position:

Just a few minutes from the Turin-Milan and Turin-Aosta motorway toll booths,

- a few meters from the ring road entrance.
- Easily accessible even for heavy traffic and customers/visitors.
- Close to restaurants, Decathlon, Mondo Convenienza, Maison du Monde, Castorama.

Flexible use destinations:

The Settimo Torinese Municipality's master plan allows for a wide range of uses, some already authorized and others subject to preliminary technical review. Possible uses include:

- Management and operational offices,
- Laboratories and analysis centers,
- Gyms and fitness centers (there's no gym in this area!!!),
- Healthcare and hospitality facilities,
- Retail, catering, and hotel businesses.

Il presente stampato ha valore puramente indicativo e non costituisce elemento contrattuale nè presupposto contrattuale.

Chiusano & C. Torino

Via Pastrengo, 29 - Torino (TO) - Phone number 0115682858
chiusano@chiusano.com - <https://www.chiusano.com>
V.A.T. 03113370013

Construction features:

The building, constructed in the early 2000s, extends over four levels above ground, with a reinforced concrete structure featuring a single row of central pillars, ideal for maximum layout flexibility.

The external envelope is finished with ventilated walls and aluminum windows.

The openings on the ground floor can be modified to create large windows, ideal for showrooms or commercial spaces.

Technical and plant equipment:

- 42 parking spaces in a private fenced parking area of approximately 2,150 sqm.
- Double staircase with lifts at each end, serving all levels.
- Heating via district heating.
- Cooling with UTA positioned on the roof.
- Vertical data distribution via two lateral shafts and horizontal data distribution via a false ceiling.
- Systems in regular operation and maintained.

Surfaces

- Offices: 3.637 sqm
- Warehouses: 400 sqm
- Terraces: 130 sqm
- Technical roofs: 1.060 sqm

Distribution per floor

- Ground Floor: 878 sqm offices + 400 sqm warehouse
- 1st Floor: 1.003 sqm offices
- 2nd Floor: 878 sqm offices + 130 sqm terrace
- 3rd Floor: 878 sqm executive offices

Property details

Ref.: 14144

Reason: Sale

Type:

Region: Piemonte

Province: Torino

Municipality: Settimo Torinese

Area: Settimo Cielo

Price: € 2.900.000

Total sq.m.: 4.037 sqm



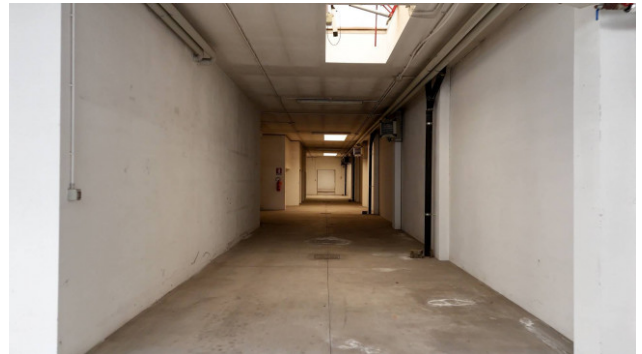
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