Andrea Oliva & Partners
Via di Cavana, 15 - 34121 Trieste (TS)
+390403229321

Office for sale in Trieste
Centro città
€ 1.712.900
Code Via Crispi 8 sub 05 e 104



762 m2 | Bathrooms: 6 | Rooms: 30

In the heart of Viale XX Settembre, nestled within a splendidly restored period building, this exclusive real estate opportunity is designed for international investors and global brands seeking an iconic presence in the city.

This impressive property is spread over two levels and offers the privilege of dual access: an independent and private entrance from Via Crispi and a second, more formal passageway directly from the pedestrian avenue.

The ground floor welcomes guests with an elegant reception area enhanced by large linear windows overlooking the Piazzetta Besso gallery, ensuring magnetic visibility in one of the city's busiest areas.

On the first floor, the space opens up into two majestic open spaces. This space, entirely remodelable according to the client's specific needs, is fully accessible thanks to two shared elevators and the additional freedom to install a private internal elevator.

Versatility is the true luxury of this property. The space lends itself to becoming a corporate headquarters, a medical-healthcare hub, or a luxury hospitality operation. Making this unique offering in the historic center is the possibility of adding up to five private parking spaces in the covered garage below.

An investment of absolute prestige, where historic architecture meets maximum contemporary efficiency.

Visit our website https://www.andreaoliva.eu/

Certifications

Energy Class: G	**EPi**: 0 kwh/□

Characteristics

Code: Via Crispi 8 sub 05 e 104	Reason: Sale
Categoria: Office	Address: Via Crispi, 8
Municipality: Trieste	Zona: Centro città
Total Square Meters: 762 m2	Bathrooms: 6
Rooms: 30	State of Preservation: Good
Number Of Windows: 3	Heating: Heating
Air-Conditioned	

Nearby

Gyms	Spa
Public Transport	Cafe

















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UNA

UFFICI
NEGOZI
AZIENDE



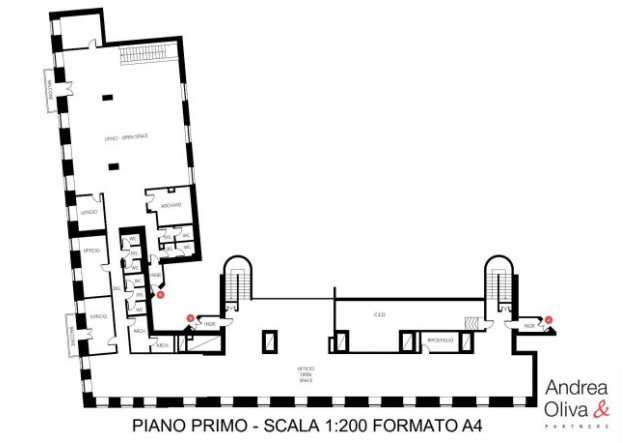




PIANO TERRA
SCALA 1:50 FORMATO A3

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