



Andrea  
Oliva &  
PARTNERS

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AGENCY — TRIESTE

TRIESTE — FRIULI-VENEZIA GIULIA

## Commercial space in the pedestrian heart of Trieste

€ 520.000

PRICE

154 m<sup>2</sup>

SQUARE METRES

4

ROOMS





## DESCRIPTION


# Commercial space in the pedestrian heart of Trieste


In Trieste's most famous pedestrian avenue, the city's authentic living room and hub of the stroll, a real estate investment opportunity is available. A freestanding commercial space, vacant and immediately usable, spread over two levels designed to catch the eye of the most discerning passerby. The ground floor entrance welcomes customers with a refined entrée framed by windows on both sides, an ideal stage for high-end brands or prestigious professional studios. Climbing the iron staircase - a choreographed architectural element

that gives the space a sophisticated contemporary industrial accent - leads to the second floor, an extraordinarily bright, fully windowed volume. Its structural versatility and unique location make it a perfect location for luxury ateliers or professional studios. For the international investor looking for assets capable of combining the stability of historic Italian brick with outstanding rental profitability, this property represents the perfect meeting point between aesthetic prestige and solid financial return.

 **154 m<sup>2</sup>**  
AREA

 **4**  
ROOMS

 **2**  
BATHROOMS

 **€ 520.000**  
PRICE

## FEATURES



HISTORIC  
BUILDING



OPPORTUNITY



EXCLUSIVE  
POSITION



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## CONTACTS

### Book a visit

Contact us for more information  
or to schedule a viewing.



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