



## Modern commercial property in a prime location in Ala - high visibility, flexible use & strong architecture



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 445,846.4

### Location

Pays:	Italie
État/Région/Province:	Trentin-Haut-Adige
Ville:	Ala
Indicatif régional:	38061
Soumis:	16/04/2026

### Description:

Modern commercial property in a prime location in Ala - high visibility, flexible use & strong architecture

In a strategic and highly visible location in Ala, we are offering an interesting commercial property for sale. The unit extends over three levels and has a total area of approx. 200 m<sup>2</sup>. It is located in a modern building from 2012, which impresses with its striking and contemporary architecture.

The property is currently used as a hairdressing salon, but will be handed over vacant and is suitable for a variety of commercial or office-like uses. It is particularly suitable, for example, for a doctor's or dentist's practice, a health center, a beauty salon or for catering or service businesses.

Structurally, the property is characterized by a high standard of quality: The timber construction follows a sustainable and energy-efficient concept and achieves energy class A. The modern design places particular emphasis on living and working comfort as well as reducing energy consumption.

The generous glass surfaces that surround the entire building are an architectural highlight. They provide excellent natural lighting and at the same time ensure optimum visibility - ideal for all uses with customer frequency.

The layout on three levels allows for a functional and flexible interior design with a clear separation of reception areas, workspaces and ancillary or office rooms. As a result, the property offers a high degree of adaptability for different usage concepts.

The offer is complemented by a spacious outdoor area that is currently used as a parking lot. These



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parking spaces represent considerable added value and are rarely available in comparable properties. They offer both customers and employees convenient parking facilities and significantly increase the attractiveness of the location.

The location along a well-frequented traffic axis also ensures excellent accessibility and additional visibility. This makes this property suitable both for owner-occupation and as an attractive investment opportunity.

A modern, versatile and high-quality property with great potential - ideal for anyone looking for a prestigious commercial space with a clear architectural identity.

9045 Real Estate is an independent boutique agency based in Germany with a network of partners - specializing in exclusive properties and bespoke advice.

Rooms: 5

Bathrooms: 2

Year of construction: 2012

Energy class: A

Energy performance indicator (EPI): 10.52

Floor: Ground floor / 1st floor

Heating: Autonomous (independent)

Availability: Free

Condition: As new (seminuovo)

Number of units: 1

Parking space: Outdoor parking spaces available, 1 covered parking space

Ala - Historic silk town in the heart of Trentino

Ala is a charming small town in southern Trentino, picturesquely nestled between the Lessinian Alps and the Adige Valley. With its strategic location on the historic Brenner route, just a few kilometers from the freeway exit, Ala ideally combines peace and nature with easy accessibility - both towards Trento and Verona.

The town looks back on a rich history, which was characterized by the flourishing silk production, especially in the 17th and 18th centuries. Magnificent aristocratic palaces, narrow streets and historic town houses still bear witness to this glorious era. The old town, which is one of the best-preserved historical centers in Trentino and regularly hosts cultural events and music festivals, is particularly worth a visit.

Ala is surrounded by a diverse natural landscape: rolling hills, vineyards, olive groves and extensive forests invite you to go on hikes, bike tours and excursions. The nearby Lessini Mountains Nature Park and the Parco Naturale del Monte Baldo offer countless opportunities for nature lovers and sports enthusiasts.

Despite its quiet location, Ala offers a good infrastructure with stores, restaurants, schools and a train station with direct connections to Trento and Verona. Lake Garda, the Folgaria ski resort and Verona airport are all less than an hour away.

Ala is a place for people who appreciate authentic Italian flair, closeness to nature and quality of life - a real insider tip in Trentino.



All information is subject to change, non-binding, without guarantee and based on information provided to us by our client. We assume no liability for completeness, correctness and up-to-dateness. We reserve the right to intermediate mediation.

We would like to point out that, in the event of success, our activities will result in a brokerage commission and/or a commission for the provision of evidence. In the case of sale, the commission is 4.88% (4.00% + 22% Italian VAT) of the notarized purchase price. Our general terms and conditions apply.

## Commun

Dimesions du lot: 400 m<sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/HOHM-T257/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/HOHM-T257/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 12177

