



CH-6500 Bellinzona, Via Pellandini

Prestigious Mixed-Use Real Estate Complex

CHF 33,000,000.-

SELOIA
CONSULTING

Property description

Centro al Castello, Bellinzona

Prestigious mixed-use real estate complex with approximately 6'705 m² of leasable space

Strategically located in the immediate vicinity of Bellinzona's historic center and its castles, the Centro al Castello is a major modern mixed-use real estate complex comprising retail spaces, offices, storage areas, and residential units.

The building stands out for its contemporary architecture, large glass facades, and spacious, flexible interior spaces that can be easily adapted to various uses: executive offices, retail, showrooms, medical and professional practices, service facilities, archives, and self-storage.

The residential component, located on the upper floors, rounds out the offering and helps create an interesting mix of uses and sources of income.

Areas:

- Total leasable area: approximately 6'705 m²
- Commercial section: approximately 4'645 m², broken down as follows:
 - * offices on the second floor: approximately 1'457 m²
 - * offices on the first floor: approximately 863 m²
 - * Archives and storage areas: approximately 242 m²
 - * Self-storage spaces: approximately 1'434 m²

- * Additional commercial space: approximately 648 m²
- Residential section: approximately 2'060 m²

The commercial floors also offer large, open-plan areas of up to approximately 1'564 m² per floor, ideal for either a single occupant or for subdivision into multiple independent units.

The property includes a garage, storage areas, and outdoor parking spaces.

The property currently offers **a 4.5% yield.**

Thanks to its substantial size, central location, flexible spaces, and mix of commercial and residential use, the Centro al Castello represents an attractive investment opportunity in the heart of Bellinzona, the capital of the Canton of Ticino

Characteristics

Availability	To agree
Type	Investment building
Reference	6451

Useful surface	6,705 m²
Total surface	6,705 m²

Object Price	CHF 33,000,000.-
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Exterior view





Contact

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