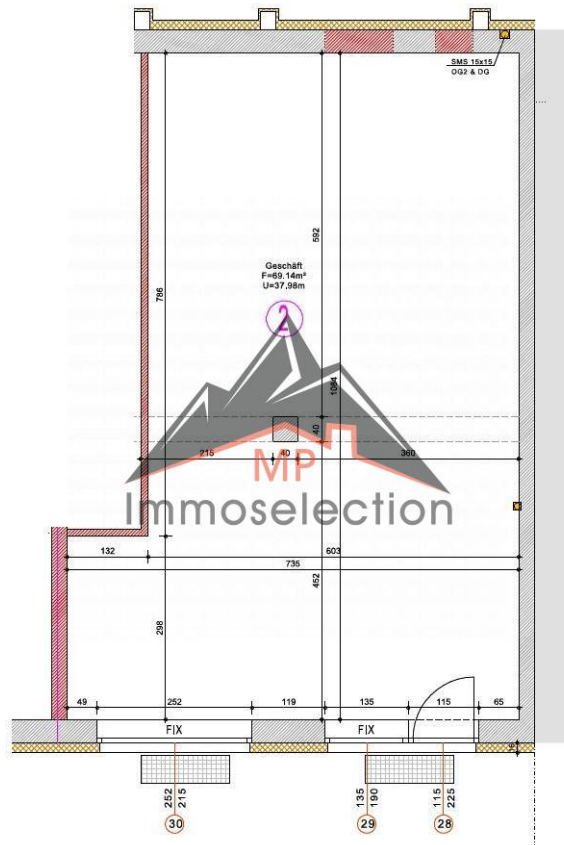


## Commercial property Bruneck - Brunico € 450.000 Ref. BK1142-E4



### 83 sq.m. | Bathrooms: 2 | Rooms: 1

Central Brunico: Prestigious 83sqm Commercial Space - Spacious & Customizable

In the heart of Bruneck, in a high-visibility and high-traffic location, we offer for sale a large commercial unit of 83sqm (commercial surface area). This generous size makes it the perfect choice for an exclusive retail flagship, a representative headquarters, or a professional studio with multiple workstations.

Maximum Visibility: Large shop window with triple glazing facing directly onto the street.

Modern Comfort: Self-contained underfloor heating system.

Tailor-made Layout: The price includes the installation of up to two toilets and any partition walls. Due to its current state, the internal layout and finishes can still be fully customized to meet your business needs.

Independence: Low management costs as there are no shared stairwells or common areas with other units (independent entrance).

A modern and spacious solution in one of the city's most prestigious areas, ideal for giving your business the prominence it deserves.

## Certification

Energy Class: D

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## Property details

Zip Code: 39031

Total net area: 69.00

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Bathrooms: 2

Rooms: 1

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State of Preservation: Excellent

Covered sq.m.: 69 sq.m.

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Uncovered sq.m.: 9 sq.m.

Number Of Windows: 1

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Heating: Heating

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## Features

Internet coverage: Fibre optic

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