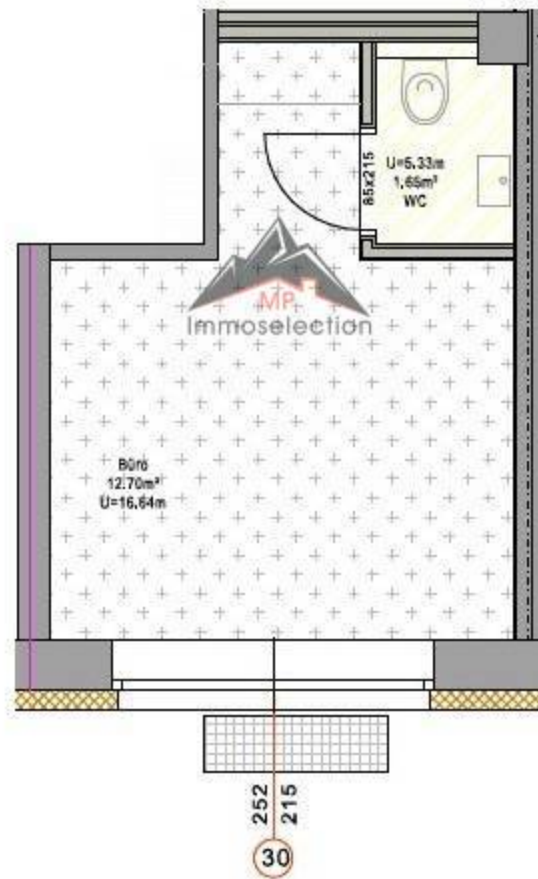


## Commercial property Bruneck - Brunico € 92.000 Ref. BK1142-E4A



### 17 sq.m. | Bathrooms: 1 | Rooms: 1

Central Bruneck: Modern 17sqm Commercial Space - Fully Customizable

In a strategic, high-traffic location in the heart of Bruneck, we offer for sale a 17sqm commercial unit (commercial surface area), perfectly suited for a representative office, boutique, or professional studio.

Key Features:

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

Modern Comfort: Self-contained underfloor heating system.

Total Customization: The price includes the installation of a toilet and any partition walls. Internal finishes can still be customized to suit your specific needs.

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

A compact, efficient solution ready to become the headquarters for your business in one of the city's most sought-after areas.

## Certification

Energy Class: D

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## Property details

Zip Code: 39031

Total net area: 14.00

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Bathrooms: 1

Rooms: 1

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State of Preservation: Excellent

Covered sq.m.: 14 sq.m.

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Uncovered sq.m.: 5 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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