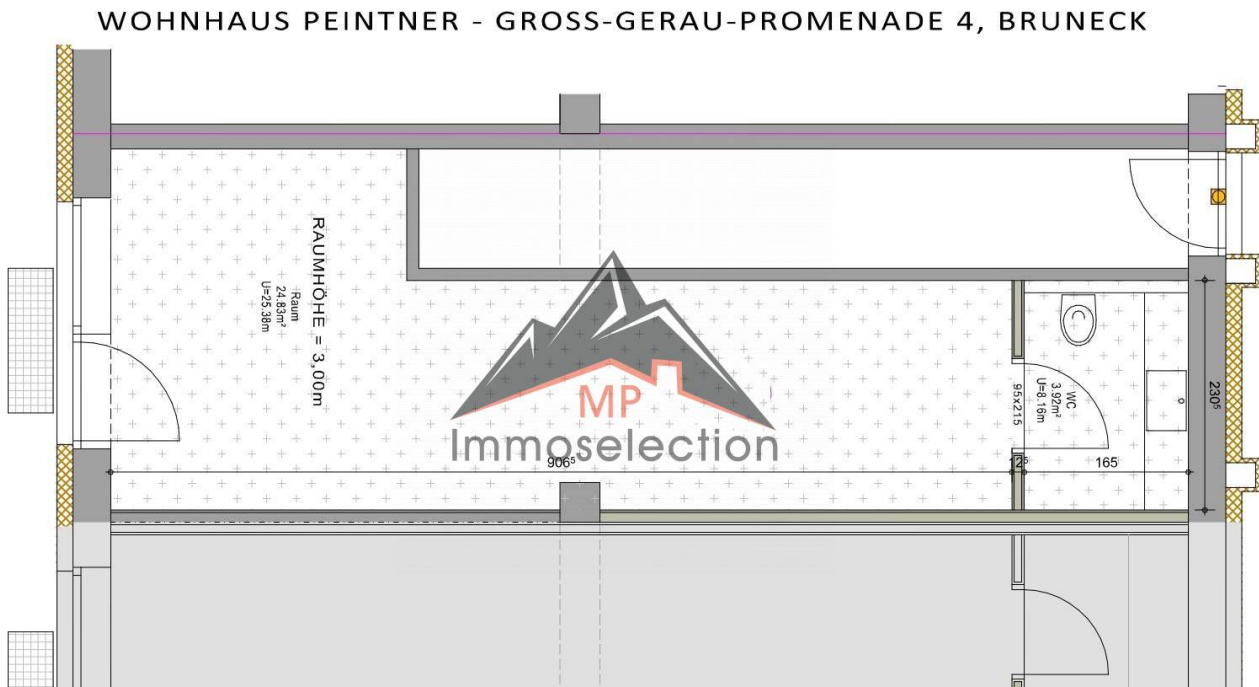


# Commercial property Bruneck - Brunico € 185.000 Ref. BK1142-E4C



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

Central Brunico: Spacious 36sqm Modern Commercial Space - Fully Customizable

In a strategic, high-traffic location in the heart of Bruneck, we offer for sale a 36sqm commercial unit (commercial surface area). Thanks to its generous size and versatile layout, this space is ideal for an elegant shop, a representative office, or a professional studio.

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

Customer convenience: Large public parking area located right in front of the premises' entrance

Modern Comfort: Self-contained underfloor heating system.

Total Customization: The price includes the installation of up to two 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).

Optional Parking: A garage parking space is available at an additional cost.

A modern and efficient solution ready to host your business in one of the most prestigious areas of the city.

## Certification

Energy Class: D

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## Property details

Zip Code: 39031

Total net area: 28.00

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Bathrooms: 1

Rooms: 1

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State of Preservation: Excellent

Uncovered sq.m.: 5 sq.m.

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Number Of Windows: 1

Heating: Heating

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## Features

Internet coverage: Fibre optic

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**MP Immoselection**

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