

Penthouse Bruneck - Brunico € 440.000 Ref. BK1212



88 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3

Exclusive Attic Apartment in the heart of Brunico

In the very heart of Bruneck, we offer for sale a charming top-floor attic apartment situated in an elegant building. Currently used as an office/studio, the property is being sold in its current state, complete with the project to transform it into a beautiful, modern, and welcoming home. Alternatively, we offer delivery with turnkey interior renovation (as per rendering - furniture and wood cladding excluded) and a project for change of use to residential for an additional fee of 140,000 Euros.

Internal Layout (As per Approved Project):

Living Area: Spacious and bright living room with open-plan kitchen area

Sleeping Area: Two bedrooms (one double bedroom and one single bedroom)

Bathroom: One well-designed, functional bathroom

Amenities & Features:

Private cellar storage

Convenient ground-floor storage room

Garage Parking Space: Available just 100 meters from the building, purchased separately (Listing Ref. BK1142-P20)

Key Investment Highlights:

Private Seller (No VAT): The property is sold by a private individual and is not subject to VAT (IVA), resulting in substantial savings on property transfer tax.

Maximum Customization: The asking price reflects the current state of the property, giving you total freedom to select high-end finishes and tailor the interiors to your taste.

The renderings illustrate a potential modern design and layout solution based on the approved project.

Certification

Energy Class: A1

Property details

Zip Code: 39031

Total net area: 66.00

Bedrooms: 2

Bathrooms: 1

Rooms: 3

Level: Top

Total floors: 4

Heating: Central Heating with Counter

Lift: Yes

Building Costs: € 210

Kitchen: Kitchenette

Features

Tv Antenna: common

Tv SAT: common

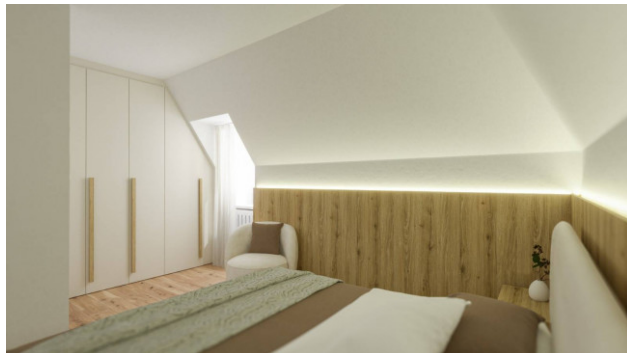
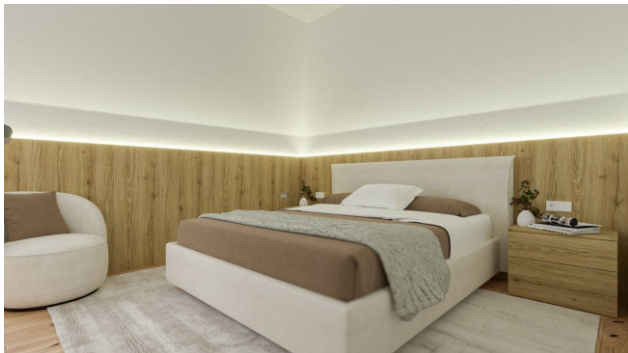
Internet coverage: fibre optic

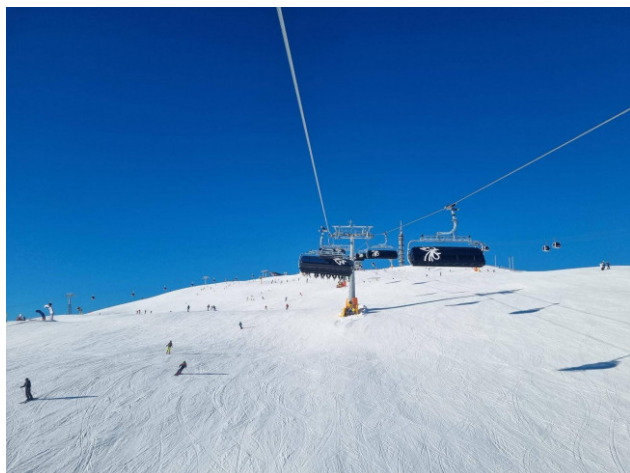
Wiring: by law

Free/Convenzionato: free

Heating: district heating

Taxation: cadastral value tax





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