





## Retail space

110 m<sup>2</sup>, Brno-město, Brno-střed, Fuchsova

€ 439 824 | CZK 11 000 000

Total area	110 m <sup>2</sup>
Parking	2 garage parking spaces
PENB	B
Reference number	106898

This non-residential space with air-conditioning, ventilation, and an entrance directly from the street is located on the ground floor of the Palác Trnitá multifunctional building, which is the dominant feature of the new Southern District emerging within walking distance of the city center. The premises includes 2 garage parking spaces.

The area consists of one large open space with access **directly from the street** and the back entrance of the building.

The building won the **Building of the Year 2023** award. The offered space has **air-conditioning** and **ventilation**, electrical and other wiring (including waste) has been installed, and partitions, heating, floors, plastering, and painting are to be completed. The ceiling height ranges from 4.1 to 3.1 m. The property includes 2 **parking spaces** right behind the garage entrance.

The building is located in a prestigious area in close proximity to the **historic city center**, the **Galerie Vaňkovka** shopping center, the revitalized recreational area along the **Svratka River**, the bus station, and the future new railway station.

Total area 109.9 m<sup>2</sup>.

Option to purchase a company and claim VAT deduction.

