



## Apartment Three-bedroom (4+kk)

€ 602 995 | CZK 14 900 000

133.5 m², Brno, Ponava, Domažlická





# Apartment Three-bedroom (4+kk)

€ 602 995 | CZK 14 900 000

133.5 m², Brno, Ponava, Domažlická

Total area	135 m²
Floor area*	134 m²
Balcony	1 m²
Parking	-
Cellar	19 m²
Reference number	104710

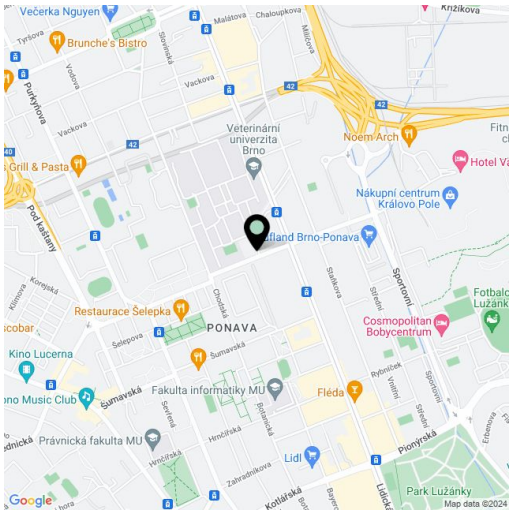
This tastefully renovated spacious apartment with custom-made furniture, high ceilings, a large brick cellar, a balcony, and breathtaking views of the treetops is located in a historic apartment building with an elevator in a nice area in the Ponava district near Lužánky Park.

The 2nd floor apartment consists of a living room, an adjoining kitchen with a dining area, a bedroom with a **walk-in wardrobe** and a **small balcony**, a second bedroom with a French window and a closet, a study, a bathroom (with a bathtub, a walk-in shower, a toilet, and a lockable niche with a washing machine and dryer), a separate toilet, and an entrance hall. The living room is **south-facing**, and both bedrooms are north-facing towards the quiet green courtyard.

The apartment was created in 2016 by joining and renovating two units. The windows are new wooden with **triple glazing**, the floors are wooden **oak**, the interior doors are replicas of the original ones. All built-in furniture is **custom-made**, the kitchen is fully equipped. The entrance hall is illuminated by a **frosted glass wall**, which forms an interesting design element. Heating is provided by a Vaillant gas boiler. The apartment stands out for its many built-in **storage spaces**, and it also includes a **19-meter brick cellar** with a **security door**. The building was renovated in 2013-14; the elevator is modern. **The common garden with children's play elements, a barbecue area, and a pleasant seating area** was recently renovated. Parking is possible in front of the building in the zone for residents.

The location offers **quiet living** with very good access to the city center. The street is lined with mature trees, and right next to the building is a **park** with a children's and **parkour playground**. There are educational institutions in the vicinity, from elementary schools to high schools and universities, as well as cafes, bistros, restaurants, and shops, including a shopping center. There is a tram stop nearby with fast connections to the city center.

Floor area 133.5 m², balcony 1.3 m², cellars 9 and 10 m².



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



Apartment Three-bedroom (4+kk)

€ 602 995 | CZK 14 900 000

133.5 m², Brno, Ponava, Domažlická

Domažlická, Brno

Byt 4+kk

1	Pokoj	9,7 m²
2	Koupelna + WC	7,6 m²
3	Obývací pokoj	27,8 m²
4	Předsíň	23,1 m²
5	Pokoj	11,5 m²
6	Šatna	0,9 m²
7	WC	0,8 m²
8	Pokoj	13,6 m²
9	Šatna	2,8 m²
10	Balkon	1,3 m²
11	Kuchyně a jídelna	35,8 m²
Plocha místností		134,8 m²

\* Plánek je pouze ilustrativní

