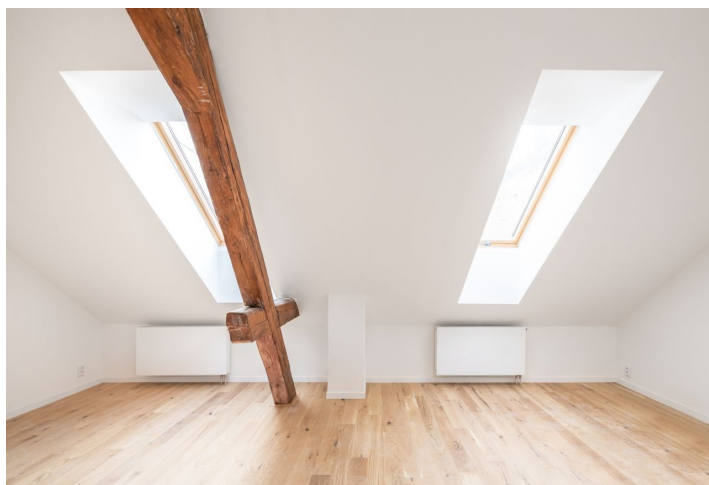




## Apartment One-bedroom (2+kk)

€ 273 169 | CZK 6 750 000

59 m<sup>2</sup>, Brno, Brno - střed, Štefánikova





## Apartment One-bedroom (2+kk)

€ 273 169 | CZK 6 750 000

59 m², Brno, Brno - střed, Štefánikova

Total area	59 m²
Parking	-
Cellar	-
PENB	G
Reference number	41992

This new stylish apartment is on the 2nd floor of a residential palace built in the 19th century in the spirit of late Historicism in a prestigious location near Lužánky Park by the important Austrian architect Josef Nebelhosteny, co-author of the Mahen Theater. Due to the high demand for rental apartments in this location, the unit is suitable as an investment.

The attic apartment facing the **courtyard** consists of a living room with a preparation for a kitchen, a bedroom, a bathroom (shower, toilet, sink), and a hallway.

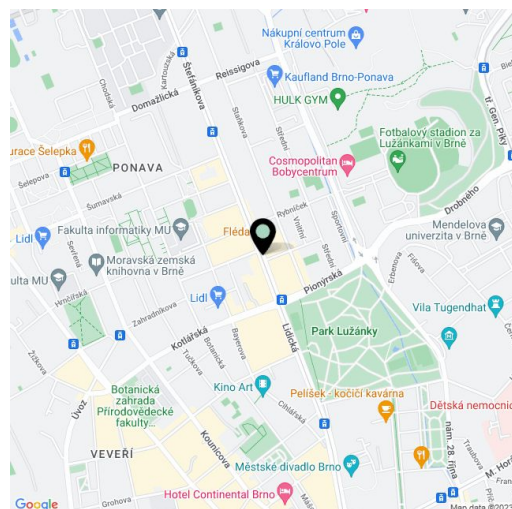
The **quality facilities** include multi-layer **wooden floors**, hardwood oak moldings, Dakea skylights, fireproof doors, paneled interior doors, **underfloor heating** in the bathroom, large-format tiles by **Story of Stone**, a Connet air sink on an **oak wood counter**, a wall-mounted toilet with an AquaBlade system and SoftClose seat, a data socket, or an EPS sensor. District heating from a heating plant; hot water by a boiler. The unit comes with a **cellar storage unit**, and you can rent a **parking space** located behind the building. There is no elevator.

The building is located in a sought-after part in the Veverí district, right next to a public transport stop from where you can get to the city center in a short time, and all of Brno's **university faculties** are within a short trolley bus ride. The building is located right by the entrance to the **nicely landscaped Lužánky Park** with a wide range of **sports activities**, and the world-famous **Villa Tugendhat** is also within walking distance. The district boasts many important architectural monuments and offers complete civic amenities.

Floor area 58.7 m².

Due to the current situation, the investor reserves the right to make minor adjustments to the standards.

The purchase price includes VAT.



\* 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 One-bedroom (2+kk)

€ 273 169 | CZK 6 750 000

59 m², Brno, Brno - střed, Štefánikova

Byt 2+kk

Jednotka č. 836/15

### ŠTEFÁNIKOVA 1

1	Obytná místnost	33,5 m²
2	Pokoj	17,3 m²
3	Vstup	3,4 m²
4	Koupelna	4,5 m²

Podlahová plocha dle OZ 58,7 m²  
Celková užitná plocha 58,7 m²  
Sklep č.001 4,6 m²

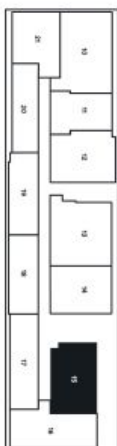


Schéma půdorysu domu představuje dispoziční řešení jednotky. Kuchyňská linka a nábytek nejsou součástí dodávky domu, zařízení je zobrazeno pouze pro názornost. Veškeré materiály a informace jsou pouze orientační. Developer si vyhrazuje právo na změny a upřesnění.

