



Apartment One-bedroom (2+kk)

€ 514 670 | CZK 12 998 000

161 m², Břeclav, Mikulov, Komenského





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Total area	193 m ²
Floor area*	161 m ²
Terrace	32 m ²
Parking	Parking space in the yard
Cellar	-
PENB	C
Reference number	100311

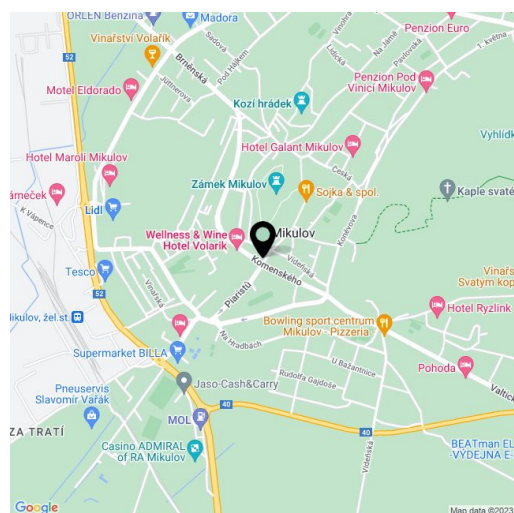
This unique, designer attic loft with an interior created by a renowned studio that gave it a bold design, with a terrace and wonderful views of Holy Hill and the castle, is located on the 2nd floor of a historic building right in the center of the wine-growing town of Mikulov. The long and rich history of the house, industrial elements in the interior, and views of iconic sacred buildings offer a fresh and completely original combination.

The apartment's large open space consists of a kitchen and living room with access to an **east-facing terrace with impressive views**. There is also an entrance hall with built-in wardrobes and a bathroom (separate bathtub, shower, and separate toilet). A staircase leads to an elevated sleeping area.

The former first school building was built at the end of the 19th century by Austrian craftsman, whose signature has been preserved in the interior. The entire house, which forms an integral part of the history of Mikulov, underwent a complete reconstruction about 10 years ago, during which the original historical craftsmanship elements were preserved, and, at the same time, the premises were modified for modern living. The ground floor apartment was designed by the architects in a **completely new way**, and they also worked with the load-bearing **steel rods**, the removal of which would disturb the stability of the entire house. Thanks to their plans, what could be seen as a complication was transformed into an original and dominant element of the entire interior. The **stainless steel** and wooden kitchen is fully equipped with built-in appliances; the floor is made of **natural marmoleum**, and the bathroom and hallway are tiled. **Velux skylights** with blinds, an aluminum sliding portal to the terrace, and plastic windows in the bathroom let in plenty of daylight. The **ceiling height**, which is **up to 7 m** open to the roof, contributes to the feeling of freedom. The entrance door is secure, the heating is provided by the central gas boiler, and cooling is provided by **2 air-conditioning units**. The apartment includes **a cellar and parking in the courtyard**. All 3 entrances to the building are secured with electronic access.

The house stands in a nice spot near the **Jewish Quarter** with an **impressive atmosphere**; the location right in the center allows you to have everything you need within walking distance: cafes, restaurants, wine bars, as well as medical services (right in the building) or sports fields in the immediate vicinity. Only a few steps lead to the **Castle Park** and to the **nature trail** along the Way of the Cross leading to **Holy Hill**. The city is **conveniently located for trips abroad**: to Slovakia, Austria and the Mediterranean Sea.

Floor area 161 m², terrace 31.7 m², cellar 4 m².



* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.



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ID 100311

- 1 Kuchyň
- 2 Otevřený obývací prostor
- 3 Chodba
- 4 WC + Koupelna
- 5 Terasa

