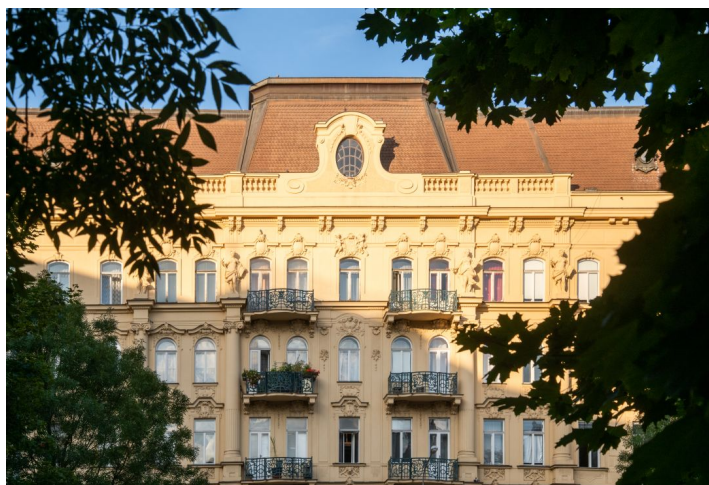




Apartment building

8 224 m², Brno-město, Veverí, Veverí

Ask for price





Apartment building

8 224 m², Brno-město, Veverí, Veverí

[Ask for price](#)

Total gross floor area of the building	14 971 m ²
Total net leasable area of the building	8 224 m ²
Plot	3 100 m ²
Foot print	3 100 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	100737

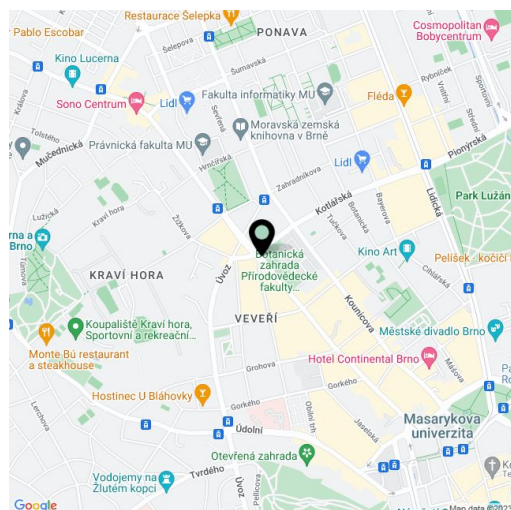
A set of lots on which stand five listed Art Nouveau apartment buildings from 1913 by the builder František Pavlů. A unique location in the wider center of Brno on Konečné Square in the vicinity of the botanical garden and the famous "Tivoli" house.

The set includes buildings at the following addresses:

- **Kotlarská 547/1**
- 10 apartments (2-bedroom layout), 1 non-residential unit, gross floor area 2,701 sq. m.
- **Veverí 268/52**
- 14 apartments (layout: 3 x studio; 6 x 1-bedroom; 5 x 2-bedroom; 1 x 3-bedroom), 1 non-residential unit, gross floor area: 2,934 sq. m.
- **Veverí 536/54**
- 10 apartments (layout: 1 x 1-bedroom; 8 x 2-bedroom; 1 x 3-bedroom), 1 non-residential unit, gross floor area: 2,480 sq. m.
- **Veverí 537/56**
- 12 apartments (layout: 1 x studio; 2 x 1-bedroom; 4 x 2-bedroom; 5 x 3-bedroom) 1 non-residential unit, gross floor area: 2,287 sq. m.
- **Nerudova 532/2**
- 10 apartments (layout: 10 x 2-bedroom), gross floor area: 2,507 sq. m.

Key investment criteria

- total land area 3,100 sq. m.
- total built-up area 57,424 m³
- total gross floor area 14,971 sq. m.
- total net floor area 8,224 sq. m.
- net floor area of the apartments 7,301 sq. m.
- **56 residential units**
- net floor area of non-residential premises 923 sq. m., divided into 3 commercial premises (grocery store with an area of 583 sq. m., a newsagents with a wine shop with an area of 148 sq. m., a flower shop with an area of 155 sq. m. and 1 storage space with an area of 37 sq. m.)
- total **floor area of the attic spaces 1,958 sq. m.**, potential to increase the living space with attic extensions
- **8x garage** with a built-up area of 104 sq. m., **12 parking spaces** in the courtyard
- current annual rental income CZK 6,534,000, potential annual rental





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income after reconstruction CZK 18,000,000 - 20 000 000 (without the potential attic extension rental income)

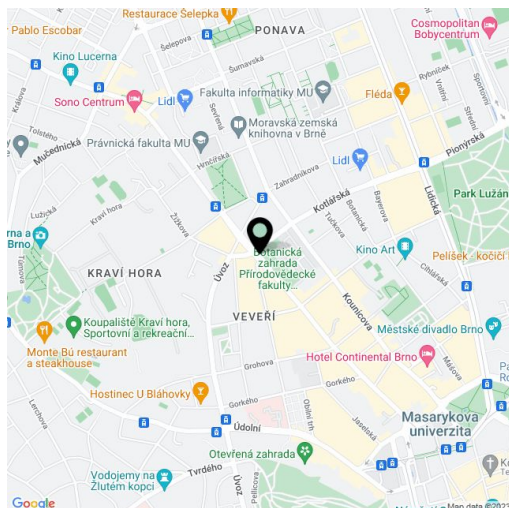
- plot of land in an inner courtyard with **space for elevators and the potential to increase the number of parking spaces**
- sought-after residential location near the center of Brno, all amenities, public transport stops (tram + trolleybus)
- **sale of real estate** (asset deal)

Technical parameters

- brick vertical construction
- plumbing construction: complete, galvanized
- roof covering: burnt tiles
- ceilings are wooden, casement windows and wooden doors are original
- the buildings have **basements**
- unit sizes 65-196 sq. m.
- **clear ceiling height of 3-4 m**
- water, electricity, gas, sewerage
- multi-level heating - gas boilers
- the possibility of installing elevators in the inner courtyard
- built in 1913
- reconstruction: 1993 (water, waste, electricity); 2008 (roof and plumbing); 2013 (building facades)
- historical architectural elements have been preserved, the building is listed

Location

- **sought-after residential location** in the wider center of Brno
- public transport stop (tram + trolleybus) directly in front of the buildings
- restaurants, cafes, post office, supermarket and smaller shops nearby
- the rental potential is increased by several nearby Masaryk University faculties and the Šumavská business center
- leisure park near Veverí Street and botanical garden





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