



# Apartment building Seven-bedroom (8+kk)

Ask for price

504 m<sup>2</sup>, Břeclav, Mikulov, Husova





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|   |                    |
|---|--------------------|
| Total gross floor area of the building  | 591 m <sup>2</sup> |
| Total net leasable area of the building | 504 m <sup>2</sup> |
| Plot                                    | 374 m <sup>2</sup> |
| Foot print                              | 287 m <sup>2</sup> |
| Garden                                  | 87 m <sup>2</sup>  |
| Parking                                 | Garage for 1 car   |
| Garage                                  | Yes                |
| Cellar                                  | Yes                |
| PENB                                    | G                  |
| Reference number                        | 101433             |

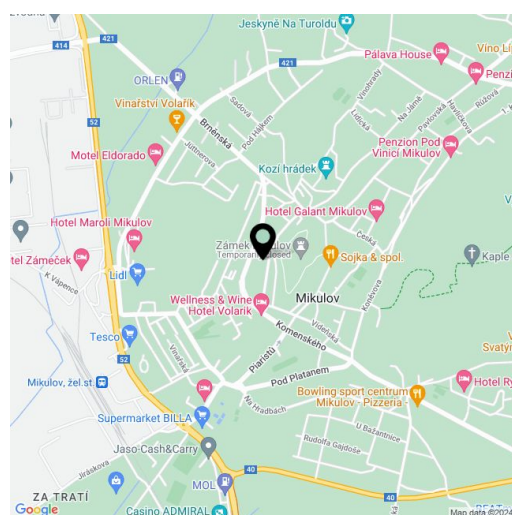
This historically valuable two-wing house with vaulted ceilings, an amazing period atmosphere, an interior designed with close attention to detail, and space for further development is part of the former Jewish Quarter in the center of the wine-growing village of Mikulov. Possible changes to the layout and size of the usable area make it feasible to create a cozy apartment building offering uniquely distinctive living spaces.

The house with a variable use is currently divided into a **duplex apartment** and **2 additional units**. Up to **8 separate units** can be created by extending the **attic**, completing the reconstruction, and several building modifications, 4 of which could be full-fledged apartments with kitchens and 4 could be rooms with sanitary facilities. All units can have a separate entrance.

On the entrance level of the apartment on the ground floor, there is a study, a **wellness room with a sauna**, a dressing room, and a toilet. Upstairs are 3 bedrooms with en-suite bathrooms. The bathroom in the master bedroom is designed for relaxation, with a bathtub by the window providing **views all the way to Austria**. The apartment on the ground floor has a kitchen, a living area, a bedroom, a bathroom, and a separate toilet. The apartment on the 1st floor has a living room, a kitchen, 2 bedrooms, a bathroom, and a pantry/dressing room. From the hallway, you can enter the **conservatory** or climb the stairs to the attic, which is used as a large open game room. It is possible to create another apartment from the adjoining attic space. In the basement, there is a garage with storage space, a cellar with a cooling pool for wellness purposes, and space suitable for building a wine cellar or a pool.

The listed house in the Renaissance and Classicist styles has been completely reconstructed. Facilities include double casement windows, underfloor heating in the kitchen, living room, and bathrooms, and radiators everywhere connected to the gas boiler (complete with an electric boiler). The impressive interior is decorated with **historic church tiles**, exposed stucco paint in the living room, porcelain accessories from the renowned designer **Daniel Piršč** and designer lighting by Rudolf Rusňák. Part of the house is a completely unique Jewish **mikveh ritual bath**. The **picturesque courtyard** provides a pleasant sitting area.

A number of buildings dating back to the 16th century have been preserved in the former Jewish Quarter of Mikulov. It's a place with an **impressive atmosphere** located next to the **castle park** and near the center of the wine-growing village. About a 10-minute walk away is a kindergarten, elementary school, and high school, and there are many cafes, bistros, restaurants, shops, medical services, a cinema, or art school in the city. The surrounding area is perfect for





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trips through the beautiful landscape to numerous natural and architectural monuments, and the popular recreational area of **Nové Mlýny** is just a short drive away. Mikulov is connected with the surrounding villages and towns by bus and train lines, and a direct express train can also take you to Brno. The city is easily accessible by car thanks to the nearby exit of the D2 highway.

Usable area 504 m<sup>2</sup>, built-up area 287 m<sup>2</sup>, garden 87 m<sup>2</sup>, land 374 m<sup>2</sup>.

