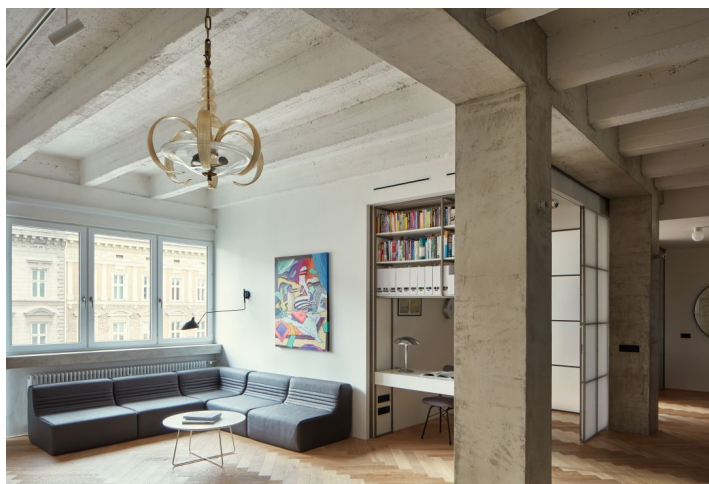




## Apartment Three-bedroom (4+kk)

€ 708 490 | CZK 17 900 000

133 m<sup>2</sup>, Brno-město, Černá Pole, třída Kpt. Jaroše





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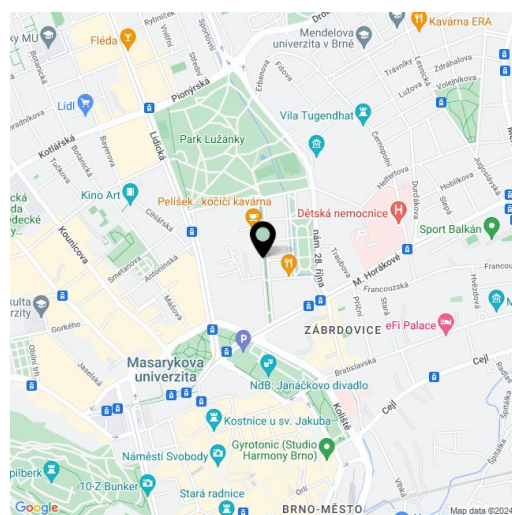
Total area	143 m <sup>2</sup>
Floor area*	133 m <sup>2</sup>
Balcony	9 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	103514

**This designer apartment, created by an architect with close attention even to the smallest detail, occupies the entire 4th floor of a Functionalist apartment building on a tree-lined street in the prestigious district, in close proximity to many parks and the city center.**

The new layout adapted to the needs of a larger family consists of a living room with an open kitchen and dining area, 2 children's bedrooms, a master bedroom, a study, **2 walk-in wardrobes**, a bathroom, a separate toilet, a laundry room, and a foyer. In addition, the living space is extended by **2 balconies** (one facing **east** towards the **green courtyard** and the other **west** towards the street).

Its complete and careful **reconstruction** (including water pipes, heating, and electricity) was completed in November 2021. The interior is characterized by **exposed concrete ceilings with a height of 3.3 m**, **Betonepox** cement from the Němec company and built-in modules with a kitchen, bathroom, and walk-in wardrobes. The furniture in the dressing rooms, kitchen, and bathroom was custom-made by the **Duro Design Brno family company**. The kitchen is equipped with an Elica Nikolatesla **induction cooktop with bottom extraction**, a dishwasher, an **Electrolux** electric and microwave oven, and an **AEG** refrigerator; the central island has a **Technistone** artificial stone surface. The entire apartment is unified by **oiled oak bleached parquet floors** without thresholds from the Princ parket company, **Dorsis rebateless doors with an above-standard height of 2.7 m**, and **M&T design handles** also contribute to a minimum of distracting elements. The elegance of the interior is underscored by new heating elements made of **painted steel Isan - Atol** in the spirit of the 1930s and switches in **anthracite color** by the **Jung** German brand. The separate toilet has a bidet shower with hot water. Window shading is by Varieta interior **blackout white shutters**. The automatic supply of fresh air is provided by Atrea recuperation distributed to all rooms. The apartment comes with a **cellar cubicle**. **The exceptional Functionalist building** with an elevator was built at the end of the 1930s according to the designs of the very successful 20th century architect **André Steiner**, the author of many important buildings.

This excellent location in a beautiful part of the city near the **Lužánky and Koliště parks** and the 28. října Square with a **park** is within walking distance of everything you need. Kindergartens and elementary schools as well as a **high school**, cafes, restaurants, shops, medical services, the IBC shopping center, **the Municipal Theater of Brno**, and indoor and outdoor **sports fields** can all be found in the vicinity. Great transport accessibility is provided by trolleybuses, trams, and buses.



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



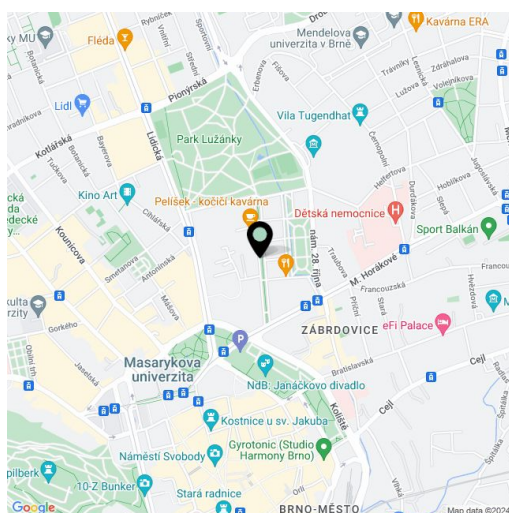
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Parking	-
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Floor area 133.47 m<sup>2</sup>, balconies 5.36 m<sup>2</sup> and 4.02 m<sup>2</sup>.



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

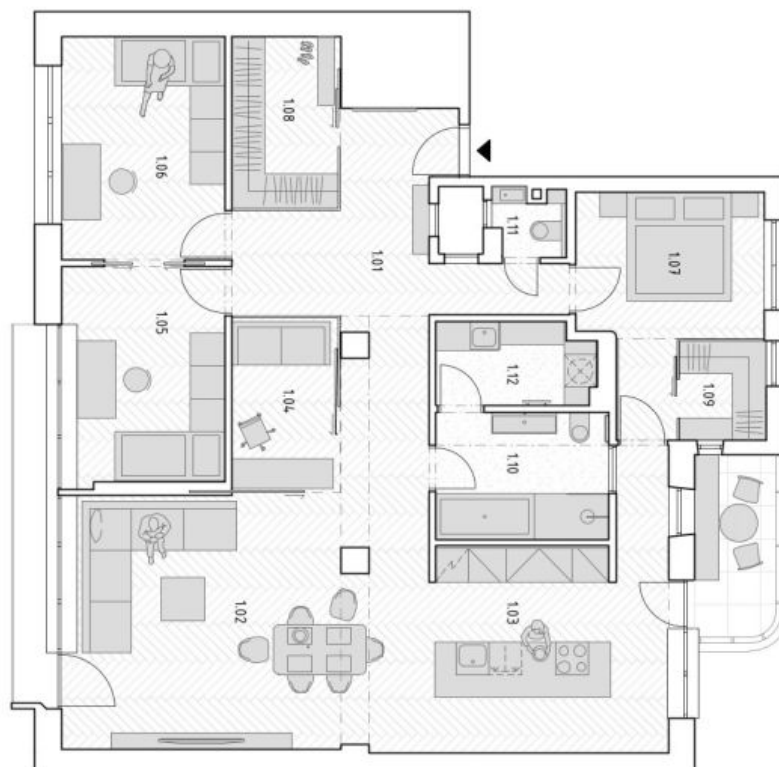




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101 CHODBA	20,5 m <sup>2</sup>
102 HLAVNÍ OBYTNÝ PROSTOR	23,67 m <sup>2</sup>
103 KUCHYŇ	23,39 m <sup>2</sup>
104 PRACOVNA	5,74 m <sup>2</sup>
105 DĚTSKÝ POKOJ I	11,58 m <sup>2</sup>
106 DĚTSKÝ POKOJ II	11,99 m <sup>2</sup>
107 LOŽNICE	11,21 m <sup>2</sup>
108 ŠATNA	6,01 m <sup>2</sup>
109 ŠATNA	2,86 m <sup>2</sup>
110 KOPPELNA	7,38 m <sup>2</sup>
111 WC	1,45 m <sup>2</sup>
112 TECHNICKÁ MÍSTNOST	4,25 m <sup>2</sup>