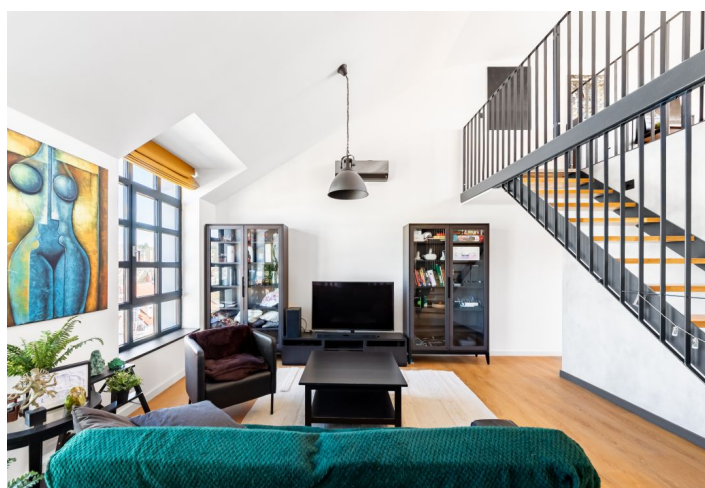
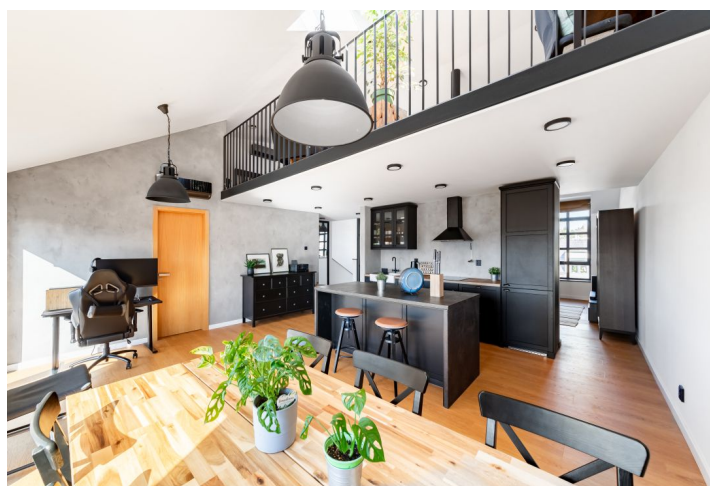




Apartment One-bedroom (2+kk)

€ 500 099 | CZK 12 600 000

108 m², Brno, Žabovřesky, Horova





Apartment One-bedroom (2+kk)

€ 500 099 | CZK 12 600 000

108 m², Brno, Žabovřesky, Horova

Total area	120 m²
Floor area*	108 m²
Terrace	12 m²
Parking	-
Cellar	-
PENB	B
Reference number	104301

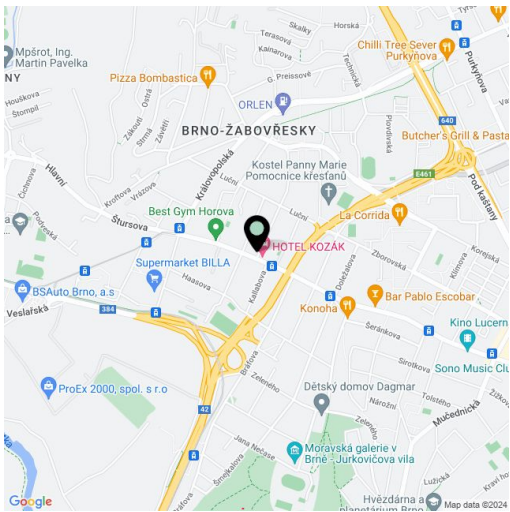
This stylish, air-conditioned loft apartment with a terrace and breathtaking views of the treetops of the Wilson Forest is located on the 3rd floor of a residence situated in the Žabovřesky district with plenty of opportunities for sports.

The loft consists of an approximately **fifty-meter living space** with an open plan kitchen, a bathroom (bathtub, walk-in shower, 2 sinks), a separate toilet, and a staircase. The gallery above the living space serves as a bedroom, and the interior on the main level of the apartment is seamlessly connected by a **southwest-facing terrace with unobstructed views** of the distant surroundings.

The **boutique residence** with 5 units created by the complete reconstruction of a dilapidated historical building completed in 2021 meets the parameters of the very economical energy rating of class B. The designer proposal of the apartments was entrusted to a **young progressive architect**. Anthracite window frames and the railings on the gallery and balcony contrast nicely with **the quality vinyl floors**, and the kitchen and tiles in the bathroom are also in a dark color. Windows are **aluminum with triple glazing** and remote controlled **exterior window blinds**, and the windows towards the street also have interior blinds. There is underfloor heating in the entire apartment, and it is also possible to heat with the air-conditioning system. The terrace has an **exotic wooden surface** and is shaded by an **awning**. It is possible to rent a **garage parking space** in the building, and a **common basement** used as a gym is available to the residents. **No elevator**.

The district of Žabovřesky, originally an agricultural area, is today one of the most beautiful districts of Brno thanks to its **abundant greenery** and many **architectural gems**. There are shops, including a shopping center, a tennis hall, and other sports grounds, bistros, cafes, restaurants, and medical services in the vicinity of the building. Tram stops are nearby, and the ride to the city center takes less than 10 minutes. Nature is not far away—in just a short walk you can reach the Wilson Forest or Kraví Hill.

Floor area 80 m² + gallery 28 m², terrace 12 m².



* 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.

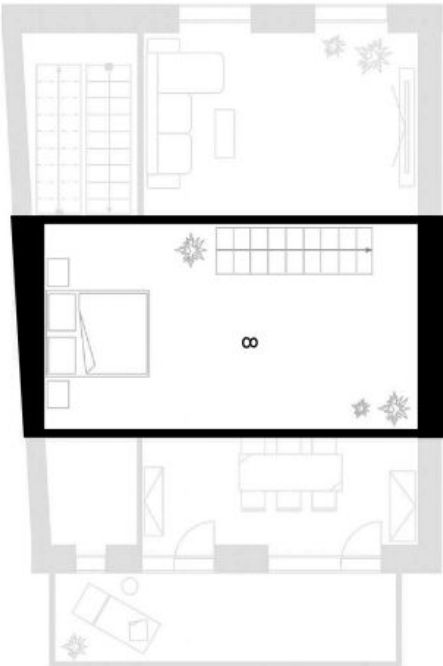
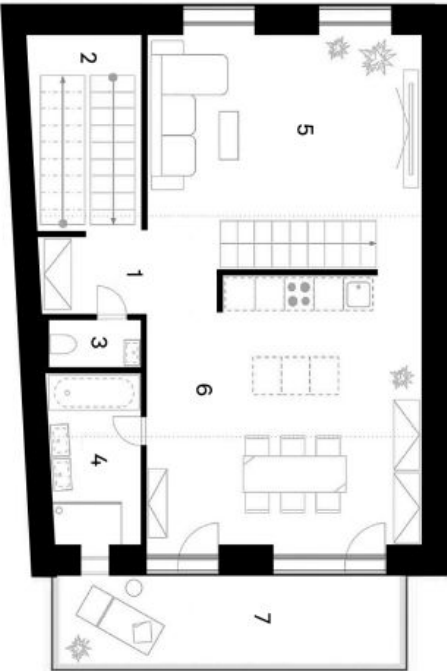


Apartment One-bedroom (2+kk)

€ 500 099 | CZK 12 600 000

108 m², Brno, Žabovřesky, Horova

1	Chodba	3,6 m²
2	Schody	9,9 m²
3	WC	1,9 m²
4	Koupelna	6,8 m²
5	Obývací pokoj	27,7 m²
6	Kuchyň	32,1 m²
7	Terasa	12,0 m²
8	Galerie - ložnice	28,0 m²
Celková plocha		122,0 m²



1.NP

HOROVA 13A, BRNO

2.NP