



Apartment Three-bedroom (4+kk)

€ 514 252 | CZK 12 900 000

122.8 m², Brno-město, Brno, Drobného





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|------------------|--------------------|
| Total area | 123 m ² |
| Parking | - |
| Cellar | 10 m ² |
| PENB | G |
| Reference number | 107811 |

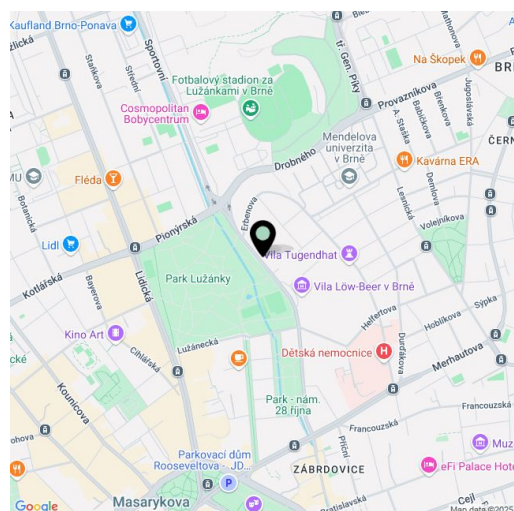
This elegant and high-quality furnished family apartment with high ceilings and a floor area of over 120 m² is located in a fully renovated residential building with an elevator. This historic corner building stands in the popular Černá Pole district, right next to the beautifully maintained Lužánky Park and just a few steps from the Löw-Ber Villa, Arnold Villa, and the Tugendhat Villa.

The apartment, located on the 2nd floor, consists of a living room with a kitchen and dining area, a bedroom, and two additional rooms, one of which is divided into **two separate sections** and features a **sleeping loft**. The layout is completed by a bathroom (with a **corner bathtub**), a separate toilet, a storage room, and an entrance hall. Additionally, the apartment includes **two more storage rooms**—one with a washing machine and the other serving as extra storage space—as well as a **cellar**.

The apartment, like the entire building, has been completely renovated. Floors throughout (except for the bathroom and toilet) are made of **solid wood**, and the renovated **wooden casement windows** are fitted with triple-glazed panes for thermal and sound insulation. The living room and hallway leading to the bedrooms are equipped with air-conditioning units, while heating is provided by a Baxi gas boiler with a water tank. The entrance door is secured with a safety lock, and a set of **period-style doors** separates the apartment's entrance hall from the common areas. The kitchen is fully equipped with a gas stove, an electric and microwave oven, and a refrigerator with a freezer. The entrance hall offers ample **built-in storage** extending up to the ceiling (ceiling height: 3.6 m). The building features elegant common areas, a well-maintained **green courtyard**, a **modern elevator**, **chip-controlled entry**, and a security **camera system**.

The attractive location provides easy access to schools, including a **high school**, as well as cafés, restaurants, the **Brno City Theatre**, numerous sports facilities—both in **Lužánky Park** and beyond—along with offices and medical services. The city center is just a 5-minute tram ride away. Nearby, you'll find 28. října Square with its landscaped greenery and an **exceptional villa district** featuring the world-famous **Tugendhat Villa**.

Floor area 113 m², cellar 9.8 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.