



# Office building

780 m<sup>2</sup>, Brno-město, Brno - střed, Lidická

Ask for price





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Total building area	2 020 m <sup>2</sup>
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	20609

The Residence Lužánky project is situated on the corner of Lidická and Burešova streets and offers flats as well as commercial premises. It is composed of three buildings, which are connected by underground floors, making it one functional complex. The first two above-ground floors are reserved for commercial and office use, in total offering 2 020 sq.m; the residential space consists of 96 flats with a total area of 5 955 sq.m. Three underground floors offer 160 parking spaces destined for commercial as well as residential units. Residence Lužánky is an extraordinary project, which represents a unique opportunity for living, investment or business in the vicinity of Brno's center. The project, with a unique view on the south-moravian city, is exceptional with its considerate conception towards existing buildings, while still complying with the most demanding requirements for modern living and business.

### Location:

The project is located on the corner of Lidická and Burešova streets, just 5 minutes on foot from the city center and directly in front of Brno's largest park, Lužánky. In the vicinity are shops, shopping centers, restaurants, cafés, a health center, banks, offices, relaxation centers, sports grounds, schools, etc. Public transport just a few minutes away on foot - tram lines 1 and 6, trolley lines 25 and 26. Main train and bus stations are 10 minutes by car or public transport. The highway is 15 minutes by car.

Rental and service charges listed without VAT. Lessee pays no commission.



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