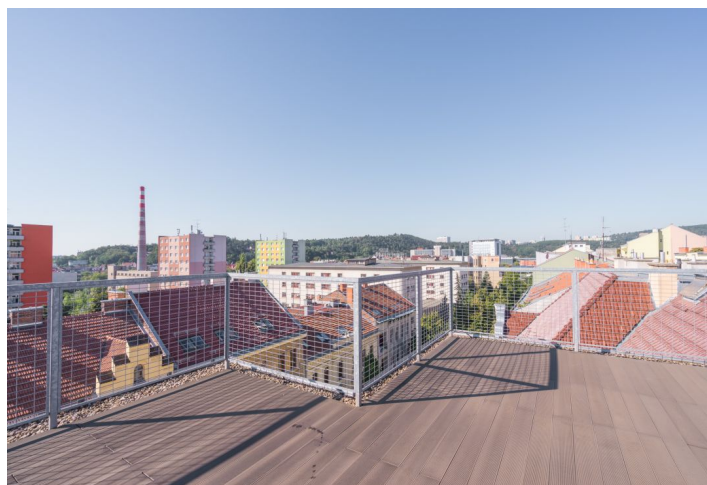
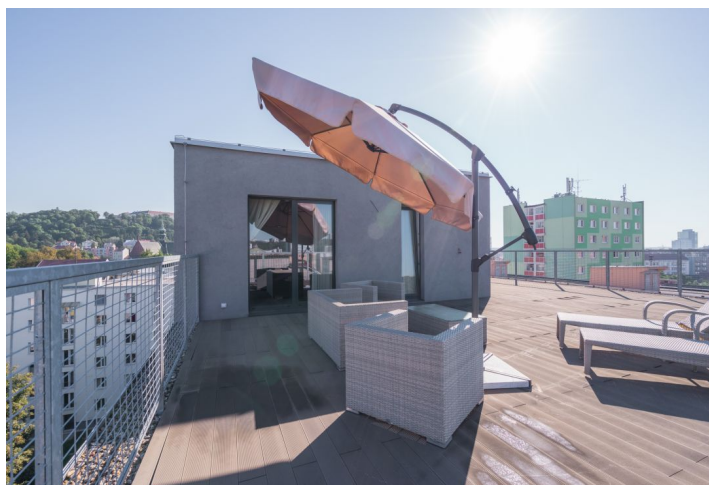




## Apartment Three-bedroom (4+kk)

Sold

104 m<sup>2</sup>, Brno-město, Brno - střed, Výstavní





## Apartment Three-bedroom (4+kk)

**Sold**104 m<sup>2</sup>, Brno-město, Brno - střed, Výstavní

Total area	180 m <sup>2</sup>
Floor area*	104 m <sup>2</sup>
Terrace	76 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	4 200 CZK monthly
PENB	G
Reference number	21660

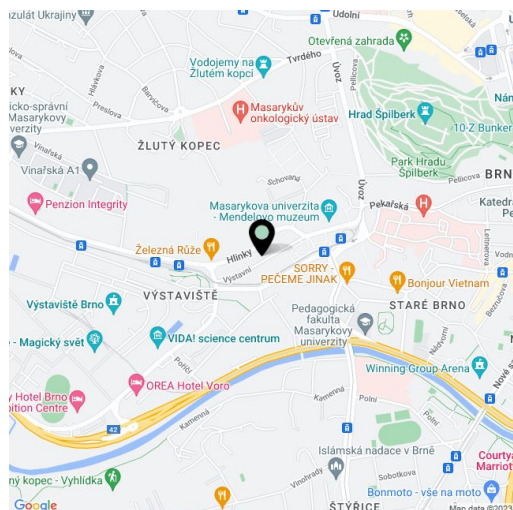
**New south-facing duplex boasting 2 terraces overlooking Špilberk Castle and St. Peter and Paul Cathedral, located on the 6th and 7th floors of a completely renovated apartment building with a lift. Situated just a few steps from the Brno Exhibition Centre, an important transport junction at Mendelovo Square, and with excellent access to the D1 highway.**

The lower level consists of a living room with a kitchen, dining area and access to the terrace, 2 bedrooms, a bathroom, separate toilet, and a hall. On the upper level there is a bedroom with a terrace and preparation for another bathroom.

Equipped with **recuperation, hardwood floors** and ceramic tiles, large format windows, exterior shutters (w/ remote control) in the living room, fully fitted kitchen with Bosch appliances, security entry door, individual gas boiler, storage room, plenty of storage space. The purchase price includes a **cellar**. The building underwent a complete reconstruction including insulation, instalation of a modern elevator, camera system, etc.

Location with excellent access to the center, with full amenities. Close to the apartment you can find the popular Pivovarská restaurant, Fakultní nemocnice U Svaté Anny university hospital, and the Mendelovo gymnázium grammar school. Within walking distance from the house is Špilberk Castle, complete with a large park.

Listed price includes the agency fee, VAT and all the charges. Interior 103.2 m<sup>2</sup>, terraces 70 + 6.3 m<sup>2</sup>, cellar 5 m<sup>2</sup>.



\* 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.