



## Apartment Four-bedroom (5+1)

Sold

254 m<sup>2</sup>, Brno-město, Brno - sever, Antonína Slavíka





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Total area	284 m <sup>2</sup>
Floor area*	254 m <sup>2</sup>
Terrace	30 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	23441

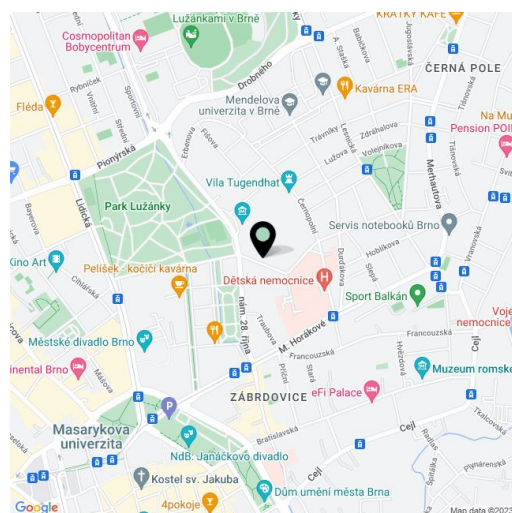
**Unique sunlit split-level attic flat with a terrace, balcony and beautiful views of mature greenery and the city skyline. The apartment is situated on the top 4th floor of a beautiful Art Nouveau building on a quiet street, just steps from the popular Lužánky Park.**

The lower floor of the apartment consists of an entrance hall, utility room, spacious master bathroom with bathtub, shower, toilet, bidet and two sinks, a living room with double height ceiling and terrace access, open kitchen with pantry, dining room in the tower, and the main bedroom with a balcony and a private walk-in wardrobe. The upper floor consists of a gallery suitable to be used as a study, bedroom with separate toilet and another bedroom with en-suite bathroom (bathtub, toilet, sink). This is the only flat on the floor.

Equipped with wooden floating floors, ceramic tiles, Velux skylights with internal blinds, wooden interior doors and security steel entrance doors, suspended plasterboard ceilings with spotlights, exposed wooden beams, alarm. The rooms facing the street are oriented to the west, **overlooking the city, including the Špilberk Castle**; bedrooms facing the courtyard have views of tall trees, a communal garden and the famous **Villa Tugendhat**. The house, built in the late 19th century in the Art Nouveau style, underwent a thorough renovation involving the **repair of the common premises, pipes and wiring, windows, doors, roof and facade**. There is a **large communal garden and attic storage space**. No lift.

Highly attractive location in the immediate vicinity of a large park, near the city center. Nearby is the University Children's Hospital, tennis and volleyball courts, a selection of kindergartens, schools and grammar schools, restaurants and other services. 5-minutes' walk to the bus stop, 15-minutes' walk to the center.

Listed price includes the agency fee and other charges.  
Interior 254 m<sup>2</sup>, terrace 25.87 m<sup>2</sup>, balcony 3.7 m<sup>2</sup>.



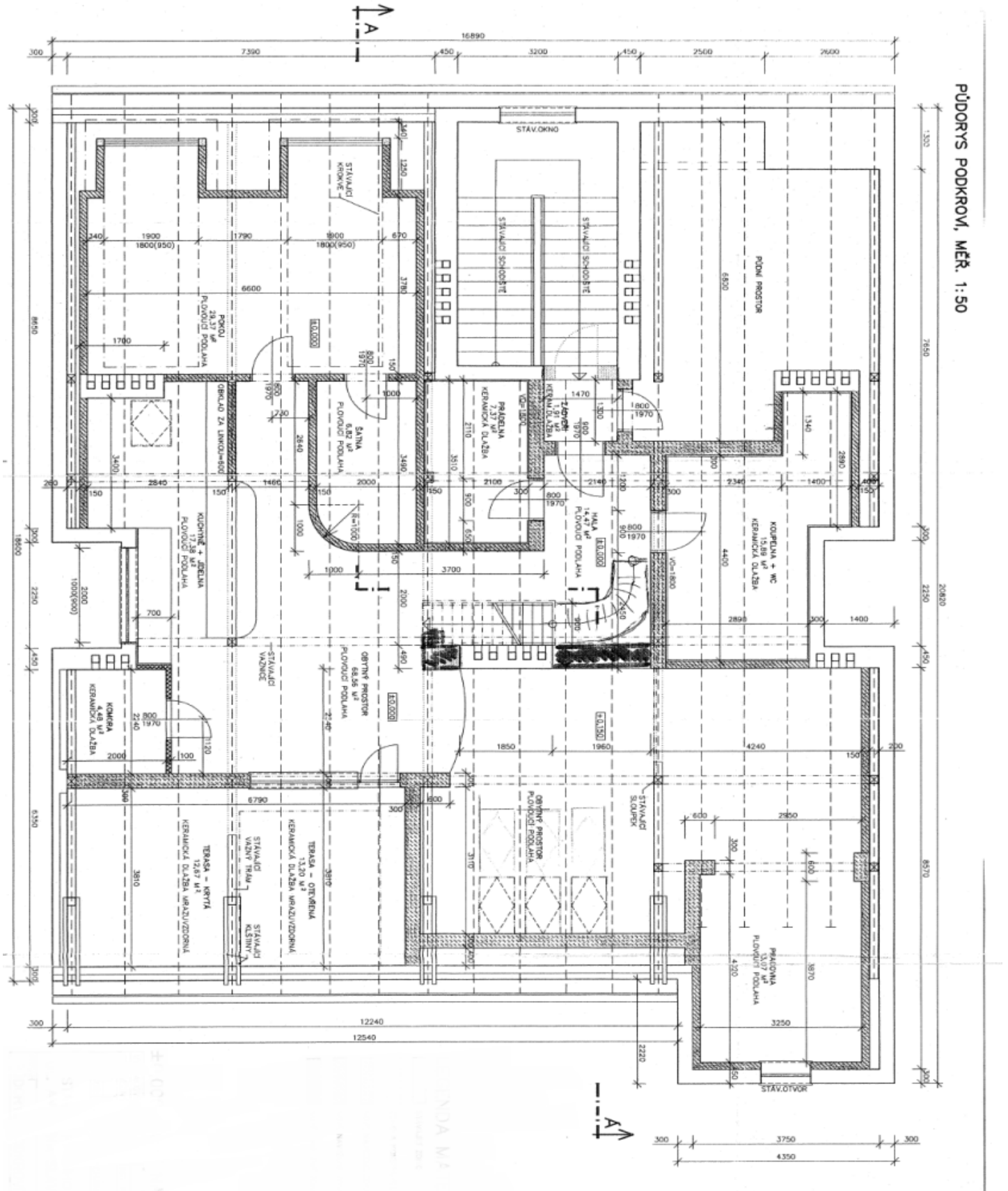
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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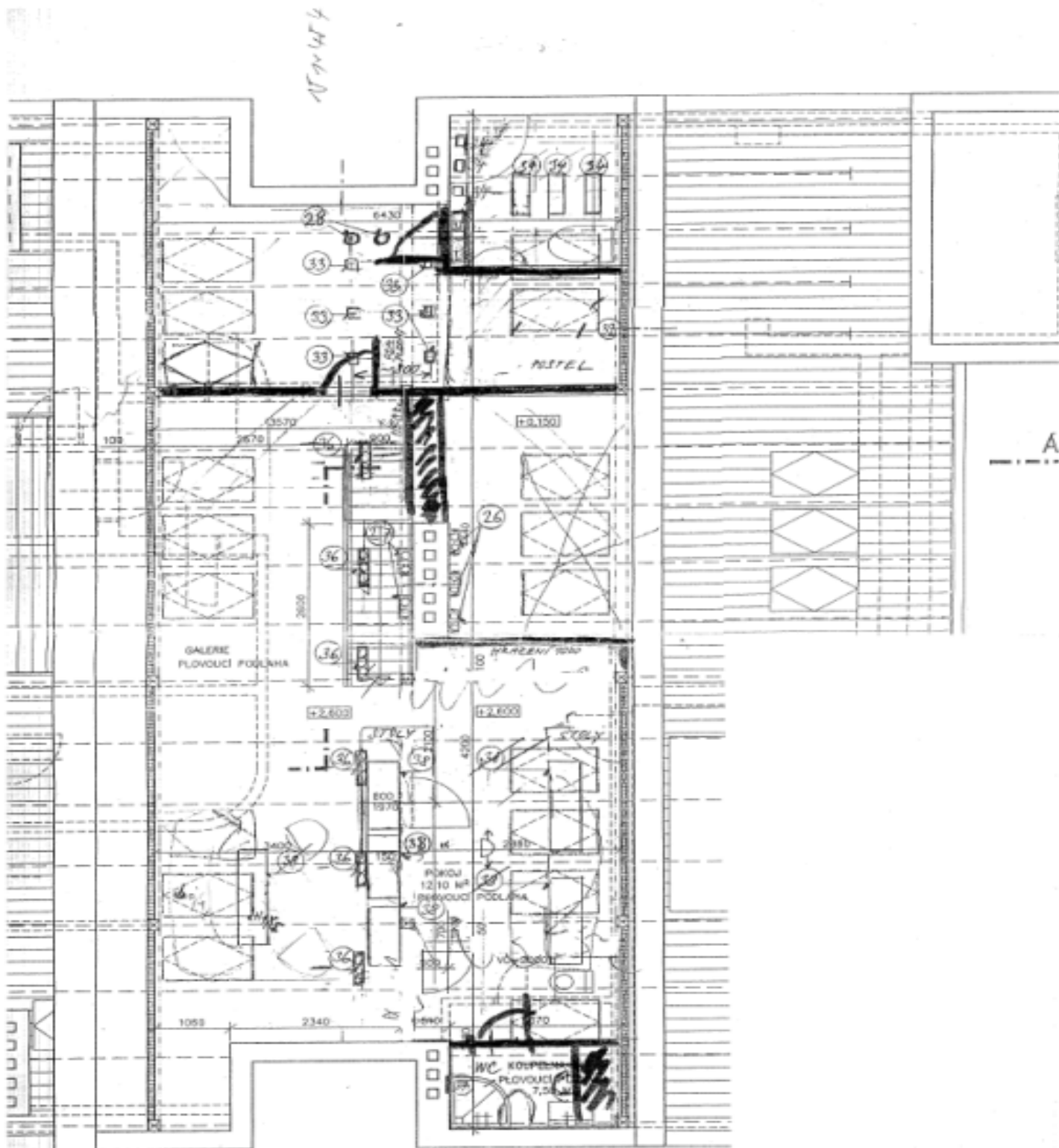




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GALERIE



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