



## Apartment Two-bedroom (3+kk)

Sold

98 m<sup>2</sup>, Brno, Vídeňská





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Total area	104 m <sup>2</sup>
Floor area*	98 m <sup>2</sup>
Terrace	6 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	24662

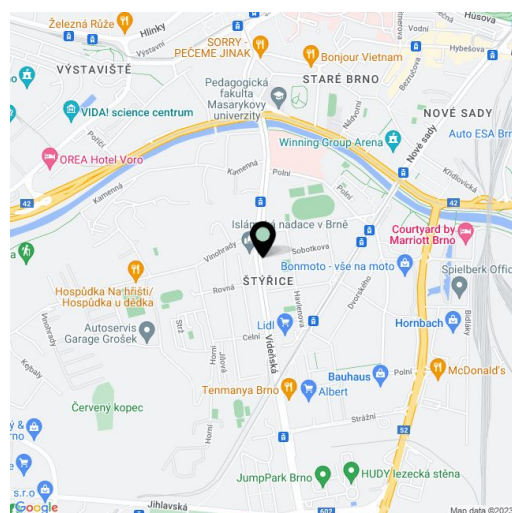
Lovely split-level attic flat boasting a sleek, stylish interior and a terrace overlooking the adjacent park. Set on the 3rd floor of an apartment building without an elevator, which is situated in a residential area with excellent amenities, close to a tram stop with direct links to the center.

The lower level features a living room with kitchen and terrace, children's bedroom, bathroom with bathtub and toilet, storeroom, walk-in closet, and a hallway. The higher level comprises a spacious master bedroom.

Facilities include **hardwood floors**, wood paneling and exposed beams, **large-format tiles**, plastic French and simple windows, wooden Velux skylights, **Jablotron ESS**, security door, built-in wardrobes.

Location offers excellent civic amenities and transport accessibility. The building is adjacent to a well-known, quality gymnasium, in the neighborhood there are several kindergartens and primary schools (including language schools), playgrounds (for kids & dogs), sports hall, restaurants, cafes, shops, supermarket. Quick tram connections to public transport node at Mendelovo náměstí square and Hlavní nádraží, very convenient access to the D1 motorway.

Interior 98 m<sup>2</sup>, terrace 6 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.