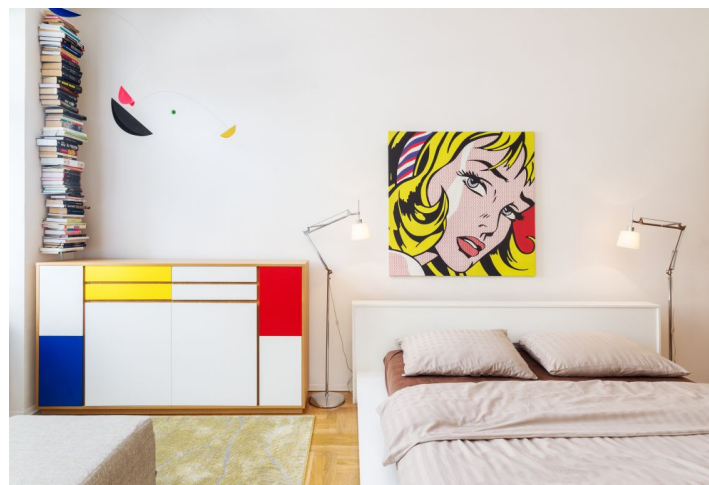




## Apartment One-bedroom (2+1)

Sold

85 m<sup>2</sup>, Brno-město, Brno - střed, Veverí





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**Sold**85 m<sup>2</sup>, Brno-město, Brno - střed, Veverí

|                  |                   |
|------------------|-------------------|
| Total area       | 90 m <sup>2</sup> |
| Floor area*      | 85 m <sup>2</sup> |
| Balcony          | 5 m <sup>2</sup>  |
| Parking          | -                 |
| Cellar           | Yes               |
| PENB             | G                 |
| Reference number | 27489             |

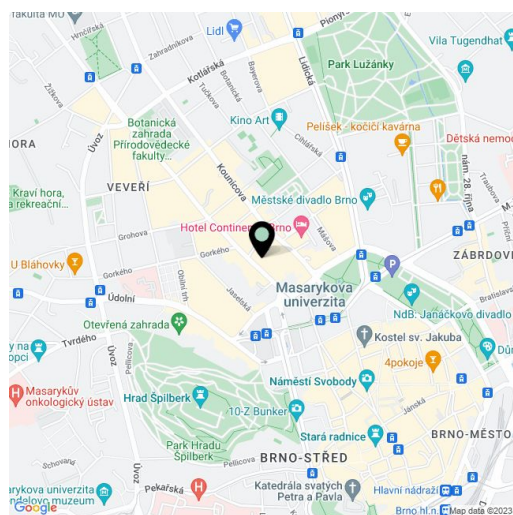
**Precisely renovated apartment with 2 balconies and designer furnishings, housed in a remarkable Art Nouveau building from the Tivoli Palace architect - F. Pavlů. Great location almost in the very center of the city, but at the same tranquil and quiet thanks to the interior courtyard with greenery.**

The apartment is situated on the **1st floor** and consists of a living room with partly separated kitchenette and dining room accessible to the balcony, bedroom with balcony, entry hall with storage space, utility room, bathroom with a window and toilet.

During the **complete renovation**, the bearing beams, wiring and floors (including the base) were replaced and new **wooden parquet** was laid. Casement windows are replicas of the originals as are the interior doors, the entrance door is the restored original. Window shades with customized Roman blinds from Denmark. Fully equipped **kitchen by Sykora with Siemens appliances**. The apartment is offered with all design equipment, for example from Bo Concept (included in the price). Heating by condensing boiler, custom-made radiators. The apartment includes an **18-meter brick cellar**.

The apartment is in a great location with all services nearby. Almost right in front of the building there is a tram stop, trolleybus stop just a little further. Špilberk, Svoboda Square and Zelný trh market with renowned farmers' markets are within walking distance.

Interior 85 m<sup>2</sup>, balconies approx. 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.