



## Apartment Two-bedroom (3+kk)

Sold

95 m<sup>2</sup>, Brno-město, Brno - střed, Hilleho





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Total area	102 m <sup>2</sup>
Floor area*	95 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Parking	Possibility to rent a parking space in front of the house.
Cellar	Yes
PENB	D
Reference number	30800

This spacious apartment with a balcony is situated in a quiet location right next to Lužánky park in the most attractive district in Brno - Černá Pole. The apartment is part of the Hilleho 6 residential project, which consists of a completely reconstructed elegant apartment house built in a historicist style. There will be 17 units that will meet the demand for housing while preserving its period atmosphere. Completion scheduled for July 2019.

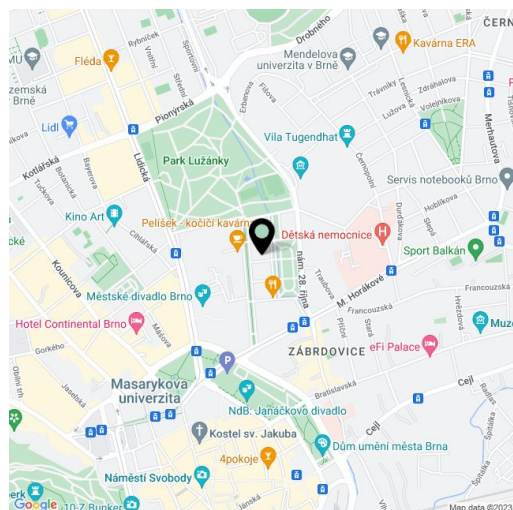
The layout of the 2nd floor apartment accessible by the elevator will comprise a living space with a kitchen, dining room, and adjoining balcony, 2 bedrooms, a bathroom, a guest toilet, a dressing room, a pantry, a foyer, and a corridor.

The reconstruction of the building originally designed by the architect F. A. Dvořák is being carried out according to the plans of **A77 architectural studio**, who also focus on the restoration of monuments and sacral buildings. Its high quality features include three-layer **oak parquet floors**, **underfloor heating with natural stone tiles**, insulated wooden casement windows (euro windows towards the courtyard), skylights, replicas of historical massive cassette doors, or luxury sanitary ware by the Duravit, Knief, Aet, Geberit, and Lavare brands. Heating will be by a gas condensing boiler, there will also be a **preparation for a cooling system**. The purchase price includes a **cellar**, and residents will have access to a **green courtyard**.

The house stands on a quiet side street in the dignified district of Černá Pole with many historic buildings and mature trees. Right next to 28 října square, close to **the Lužánky Park**, and near the **Tugendhat Villa** and the city center, which can be reached on foot or 1 stop by tram. There are full urban amenities nearby: restaurants, bars, cafes, a post office, shops, as well as **the Municipal Theater**.

Interior 95.7 m<sup>2</sup>, balcony 6.6 m<sup>2</sup>, cellar 5.2 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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