



## Apartment One-bedroom (2+kk)

Sold

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





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Total area	98 m <sup>2</sup>
Floor area*	93 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	Possibility to rent a parking space in front of the house.
Cellar	-
PENB	D
Reference number	30813

This maisonette apartment with a balcony is situated in a quiet, attractive location of Černá Pole quarter right next to Lužánky Park. 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 entrance level (on the ground floor) will comprise a living space with a kitchen, a dining room, and an access to the balcony, a bedroom, a bathroom, and a foyer with a staircase to the lower floor. There will be a private gym and a pantry.

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 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 92.3 m<sup>2</sup>, balcony 5.5 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.



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