



## Apartment Three-bedroom (4+1)

Sold

163 m<sup>2</sup>, Brno-město, Brno - Černá Pole, Vrchlického sad





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Total area	165 m <sup>2</sup>
Floor area*	163 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	31341

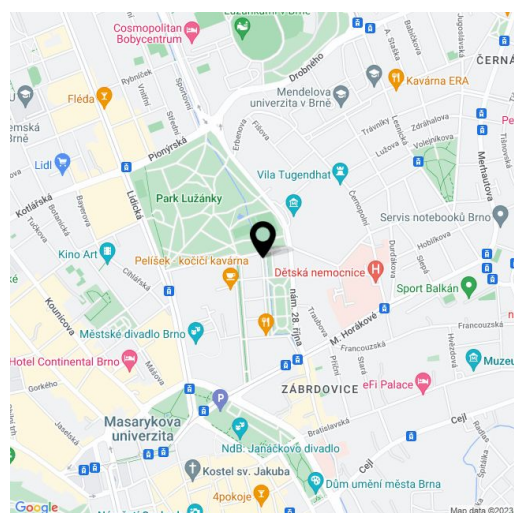
This large, bright apartment with high ceilings, original architectural elements, and a balcony is located on the 4th floor of a classic apartment building. A perfect location in an attractive part of Černá Pole, on a side street right by Lužánky Park and the beautifully landscaped Náměstí 28. října Square.

The layout consists of a living room with windows facing east onto the courtyard, 3 west-facing rooms (currently used as a bedroom, a study, and a walk-in dining room), an eat-in kitchen with a balcony, a large entry hall, a spacious bathroom, and a pantry.

Original architectural elements such as **parquet floors and double-wing solid wood doors** have been preserved and repaired. **New casement windows.** The **antique furniture** shown in the photos may be purchased separately. Heating by a new gas boiler. Safety is provided by a motion sensor system. The building was reconstructed in 2000 (new wiring and plumbing), there are currently plans to **enlarge the balcony**, revitalize the **common garden** in the courtyard, and install a new elevator. Parking is in front of the house in a zone for residents.

The house stands on a quiet alley near a small park and the entrance to Lužánky Park. A large number of historic buildings and landscaped greenery lend the Černá Pole district an air of dignity. **The center of Brno can be reached on foot or by a short tram ride.** There are complete public amenities nearby: schools from a kindergarten to a high school, restaurants, cafes, a post office, a pharmacy, shops, and the **Municipal Theater**.

Interior 163 m<sup>2</sup>, balcony 2 m<sup>2</sup> (after reconstruction 9 m<sup>2</sup>), cellar 12.5 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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