



## Apartment Three-bedroom (4+kk)

Sold

137 m<sup>2</sup>, Brno-město, Brno - Černá Pole, Fišova





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Total area	144 m <sup>2</sup>
Floor area*	137 m <sup>2</sup>
Loggia	7 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	4 500 CZK monthly
PENB	G
Reference number	32837

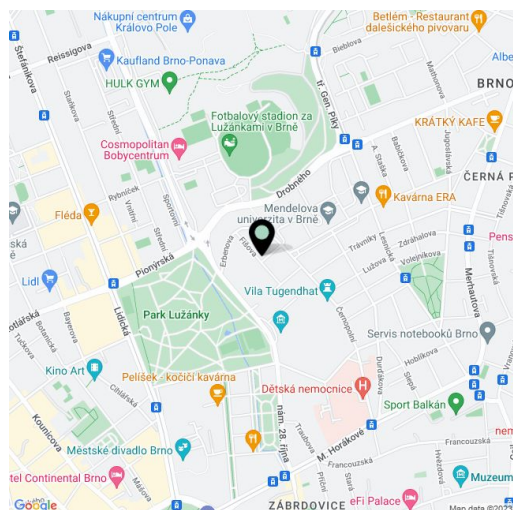
This bright and airy reconstructed apartment with a loggia oriented towards a quiet green courtyard is located on the 1st floor of a building with 8 residential units. The building is situated on a one-way street in the prestigious Černá Pole district, a few steps from Lužánky Park, the Mendel University campus, and Villa Tugendhat.

The layout consists of a living room with an open plan kitchen, a dining area, and access to the loggia, a master bedroom with a **walk-in closet**, 2 bedrooms with **bay windows**, a bathroom with a toilet, a guest toilet, and a spacious entrance hall.

In 2018, the apartment was completely refurbished, including new floors, wiring, partitions and gas meter, and the installation of a **smart home system**. The facilities include **wooden parquet floors**, **heated ceramic tiles** in the bathroom and toilet; designer plastering in the living room, bedroom, and kitchen. Features also include plastic windows with **Roman interior blinds**, lacquered doors with concealed hinges, custom-made built-in wardrobes, and security entry doors. The made-to-measure kitchen is equipped with a **varnished stone desktop**, **AEG and Miele appliances**, and a drinking water filter. There is also a water softener system for the whole apartment. Hüppe (toilet, shower) and Kaldewei (bath) sanitary ware in the bathrooms. The loggia is glazed so it can be used even on colder days. In the living room, there is a preparation for a **projector** with a built-in projection screen. Heating and hot water are provided by a gas boiler with a storage tank. Residents can use the **common well-kept garden in the courtyard**.

Most of the buildings in the residential district were **built in the 1930s**. There is an abundance of greenery and a wide range of civic amenities, including a **large number of sports facilities** (winter, football, and swimming stadium, tennis and volleyball courts, outdoor gym, skatepark, and playgrounds). Within walking distance are schools of all levels: kindergartens, a high school, and a university. There is also a large selection of restaurants and cafes, pharmacies, shops, and anything else you may need. Transport links are provided by trams, trolleybuses, and buses. **The ride to the city center takes 5 minutes.**

Interior 144 m<sup>2</sup>, loggia 7 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.



