



## Apartment One-bedroom (2+1)

Sold

64 m<sup>2</sup>, Brno, Brno - střed, Staňkova





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Total area	64 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	3 000 CZK monthly
PENB	G
Reference number	33286

This renovated apartment with green views is located on the elevated ground floor of a residential building in a quiet side street of a very popular residential area just 2 tram stops from Moravské Square and a few steps from the entrance to the Lužanky Park.

The layout consists of a living room, a bedroom, a separate kitchen, a pantry, a hall, a bathroom and a toilet. A kitchen and 1 room are **southwest-oriented** towards the street, the 2nd (larger) room is northeast-oriented towards the **landscaped common garden**.

The whole apartment (except the bathroom and toilet) has a floating floor. The facilities also include plastic windows with interior blinds and white wooden doors with tiles. **Kitchen and bathroom are newly equipped.** Heating is provided by the Protherm electric boiler. Residents can use a bike room, a shared clubroom and a garden with a barbecue area, a sandbox and a clothes dryer. The purchase price includes a **cellar**. Parking is in front of the house. The residential zone is planned to be established.

The house is located in a tree-lined street in close proximity to kindergarten and elementary school, tennis courts or hockey hall. There is a selection of cafes and renowned restaurants, as well as pharmacies, a post office, a supermarket or a famous music club, within 4 minutes walk is the **park Lužanky** with many sports facilities. The connection to the city center is provided by trams, the way takes less than 10 minutes, within walking distance is also a trolleybus and night bus stops.

Interior 67 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.

