



## Apartment Three-bedroom (4+kk)

Sold

144 m<sup>2</sup>, Brno-město, Brno - střed





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Total area	161 m <sup>2</sup>
Floor area*	144 m <sup>2</sup>
Terrace	17 m <sup>2</sup>
Parking	Possibility to rent a parking space in front of the house
Cellar	Yes
PENB	D
Reference number	34618

\* 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.

This beautiful bright and spacious recently and expensively reconstructed apartment with a terrace is located in the most attractive location in Brno Černá Pole, in a quiet area in the immediate vicinity of Lužanky Park, which has recently expanded its offered sports activities.

The layout of the 3-bedroom apartment on the 4th floor accessible by elevator comprises of a **70-meter living space** with a kitchen and a closet, a dining room, and an adjoining **terrace**, 3 bedrooms, two bathrooms (one with a bathtub and toilet, the other with a shower and toilet), a foyer, and a hallway.

The high standard equipment includes **three-layer oak parquet floors**, heated natural stone tiles, **wooden windows with insulated panes**, a **large French aluminum window** towards the terrace with exterior motorized blinds, and premium brand sanitary ware. Each room boasts an air-conditioning unit. The apartment has a separate gas boiler with hot water tank. The purchase price includes a cellar unit.

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 Lužanky 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 144 m<sup>2</sup>, terrace 17 m<sup>2</sup>, cellar 6 m<sup>2</sup>.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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