



## Apartment Two-bedroom (3+1)

Sold

136 m<sup>2</sup>, Brno-město, Jiráskova





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Total area	138 m <sup>2</sup>
Floor area*	136 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	-
Service price	included
PENB	G
Reference number	35653

This successfully renovated classic apartment with high ceilings and a balcony towards the courtyard is located on the 3rd floor of a magnificent Art Nouveau building with an elevator and a richly decorated facade. In an attractive neighborhood within walking distance of the city center between Špilberk and Kraví Mountain.

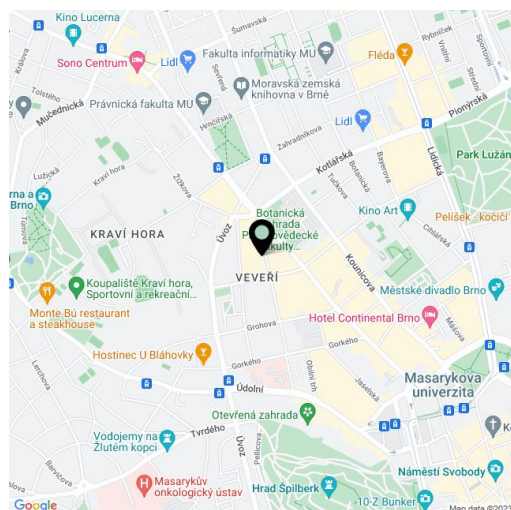
The apartment boasts a very practical layout. From the central entrance hall with a dressing room, you can enter either the east-facing common area, where there is a large kitchen with a dining room connected by a double door to the living room, or the west-facing bedrooms oriented towards a **quiet green courtyard**. One of the bedrooms also has a **balcony** and a small walk-in closet. There is also a bathroom (with a walk-in shower, double sink, and connection to a washer and dryer) and a guest toilet with a bidet shower accessible from the main hallway.

The apartment was completely reconstructed (water, electricity, waste, floors, heating) in 2015. Facilities include **ash parquet floors** (original refurbished floors in the living room and bedroom, new floors in the children's room), **decorative cement tiles** in the hall, large-format tiles in the bathroom, and new plasterboards throughout the apartment. Original wooden casement windows (towards the street) and the new plastic windows (towards the courtyard). Refurbished wooden doors and thresholds. The apartment also includes a kitchen with an induction hob and a **Technistone** worktop, large built-in wardrobes, and other storage space. Heating is by a gas condensing boiler. The building has an entrance with remote controlled doors monitored by cameras.

The one-way side street, lined with mature trees and nicely maintained buildings, parallel to Úvoz and Veverí, is easily accessible by tram or trolleybus. The ride to the city center takes less than 5 minutes by public transport. In the vicinity, there are grocery stores, cafes, restaurants, a pharmacy, maternity hospitals. There are also schools from kindergartens to universities. Within easy walking distance is **Kraví Mountain** with a sports and recreation area and **Špilberk Castle**.

Interior 136 m<sup>2</sup>, balcony 2 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.



\* 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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