



## Apartment Two-bedroom (3+1)

Sold

115 m<sup>2</sup>, Brno-město, Brno - sever





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Total area	115 m <sup>2</sup>
Parking	-
Cellar	-
Service price	included
PENB	D
Reference number	36954

\* 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 stately 2-bedroom generously apportioned apartment with a total floor area of 115 sq. m. and high ceilings is located on the elevated ground floor of a corner building in the most prestigious district of Brno—Černá Pole—right next to Lužánky Park and an 8-minute walk from Villa Tugendhat. The apartment is suitable as a residence and as an investment.

The layout consists of 3 large rooms, a kitchen, a bathroom (with a bathtub, toilet, and 2 sinks), a second bathroom with a shower, a separate toilet, and a large entrance hall. Some of the windows face the park. The kitchen can be connected to the living room; visualizations of this modification are available.

The apartment was reconstructed in 2019. Stylish and light with a ceiling height of 3.3 m, it boasts renovated original **casement windows** and **massive coffered doors** with paneling, **wooden parquets**, and large-format tiles. Heating is by a Junkers gas boiler.

The historic block of residential buildings is set between **Lužánky Park** and the beautifully landscaped **October 28th Square**. There are kindergartens, elementary and secondary schools, a high school, art school, or conservatory, **many sports grounds**, medical services, shops, restaurants, and cafes nearby. You can easily walk to the world-famous **Villa Tugendhat** and the **Brno City Theater**. The city center is a 5-minute drive from a nearby bus stop and there is a tram stop within walking distance.

Interior 115 m<sup>2</sup>.



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