



## Apartment Studio (1+kk)

42 m<sup>2</sup>, Brno, Brno - střed, Křížkovského

**Sold**





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Total area	42 m²
Parking	-
Cellar	-
Service price	2 000 CZK monthly
PENB	C
Reference number	38139

This fully furnished studio apartment with a nice view is situated on the 5th floor of an apartment building on a quiet one-way street in Old Brno, right next to the exhibition grounds. The apartment is suitable as both a residence and an investment property. The location around Mendel Square provides all services, proximity to parks, and easy access to the city center.

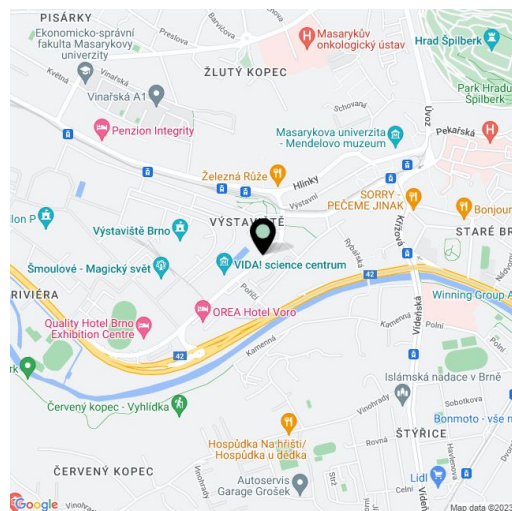
The interior consists of an almost 30 sq. m. living room with a kitchen and relaxation area, a bathroom with a corner bathtub and a connection for a washing machine, a separate toilet, and a foyer with a built-in wardrobe.

Facilities include **wooden windows**, floating laminate flooring and tiles, lighting, an equipped kitchen (hob, sink, built-in microwave, refrigerator, **wine cellar**, kettle, and other common kitchen utensils), and all the furniture shown on the photographs. The entrance to the apartment is equipped with a **code lock**. The building with an elevator has been completely renovated. You can park by the building without any problems - on the street or in an enclosed courtyard. All of the furniture and equipment is **included in the purchase price** - see photos.

There are many restaurants, a supermarket, a post office, a pharmacy, but also a sports field, library, or **science center** nearby. In addition to trade fairs, various cultural events, such as exhibitions and concerts take place at the **Brno Exhibition Center**. A tram and trolley bus stop is a 5-minute walk away, and the Mendel Square junction is 10 minutes away. The large green areas on **Červený Hill** or in the **Holedná Game Reserve** are within easy reach, and you can also walk to the park near **Špilberk castle**.

Floor area 38.82 m², cellar 2.5 m².

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.