



## Apartment Studio (1+kk)

Sold

44 m<sup>2</sup>, Brno-město, Brno - střed, Náměstí Svobody





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Total area	94 m <sup>2</sup>
Floor area*	44 m <sup>2</sup>
Terrace	50 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	39714

This air-conditioned furnished apartment with a 50-meter terrace is located in the magnificent Neo-Renaissance Palace of the Valentin Gerstbauer Foundation from 1901–1902 that stands on náměstí Svobody Square directly opposite the Brno Astronomical Clock in the very center of Brno in the city's protected heritage area.

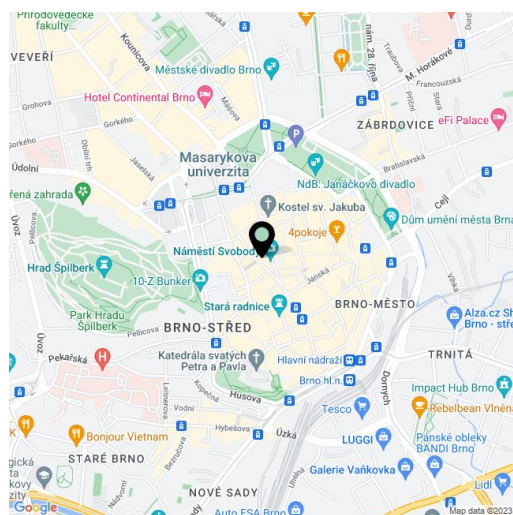
The layout of this unit on the 4th floor consists of a living room with a kitchen and sleeping area, a **large terrace** with lights, a bathroom with a walk-in shower, a utility room with a washing machine and dryer, and a foyer.

The interior was refurbished in 2017. **New wooden windows**, wall-to-wall carpets, large-format tiles in the bathroom with **underfloor heating**. All rooms are air-conditioned, heating is electric. **The purchase price includes all of the facilities** (except the paintings). It is possible to park for a short time in the courtyard, long-term parking can be rented in nearby garages.

This perfect **central location** is just minutes from the main train station and tram stop, within easy reach of complete urban amenities and services, supermarkets, a wide selection of restaurants, cafes and bistros, cinemas, theaters, and many historical monuments, including **Spilberk Castle surrounded by a park**.

Interior 43.95 m<sup>2</sup>, terrace 50 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.