



## Apartment Three-bedroom (4+kk)

Sold

135 m<sup>2</sup>, Brno-město, Brno - Černá Pole, Vrchlického sad





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Total area	137 m <sup>2</sup>
Floor area*	135 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	C
Reference number	39926

This large bright apartment, which has been carefully and completely reconstructed, with a share in the common garden in the courtyard, is located on the 1st floor of a classic apartment building with an elevator. The building is situated in an attractive neighborhood in the Černá Pole district on a side street between Lužánky Park and the landscaped 28. října Square, within walking distance of Villa Tugendhat.

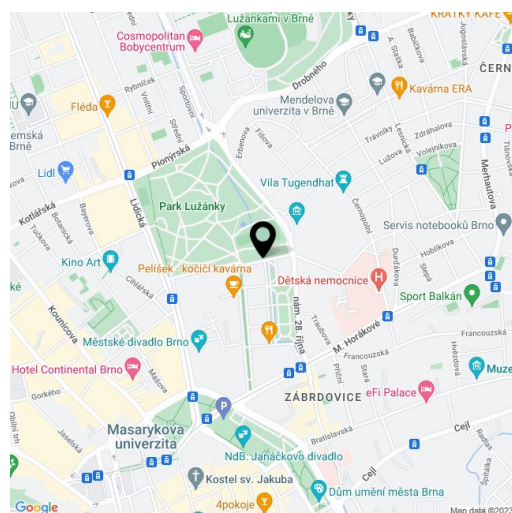
The layout consists of a living room connected to a kitchen, 3 bedrooms, 2 of which face a quiet street and a park, 1 towards the courtyard (currently used as a bedroom, children's room, and study), 2 bathrooms (one with a tub, the second with a toilet and shower, on the plan written only as WC), a dressing room, a foyer, a balcony facing a courtyard, and a **generously apportioned closet** suitable for storing bicycles, equipment, or other things.

The bright apartment with **high ceilings** was completely renovated in 2016 (new floors, new electrical wiring, gas, water, and copper heating). The kitchen is fully equipped with **Siemens** appliances (induction hob, dishwasher, hood) and the worktop is made of **solid oak**. Floors and designer sliding doors to the living room are also made of oak wood (treated with organic oil); other interior doors are made of **spruce wood**. Wooden casement windows in the rooms facing the street, Euro windows towards the courtyard, and insect screens in all rooms. The source of heat and hot water is a high-performance Baxi gas boiler; underfloor heating in the bathrooms and foyer. Facilities include a security entrance door and intercom; the unit comes with a **cellar**. The building was reconstructed in 2000 (including complete utilities). The **balconies will be enlarged, the garden will be revitalized**, the courtyard facade will be refurbished, a new elevator will be installed, and the common areas and, later, the cellars will be modified. You can park directly in front of the building in the zone for residents.

The building is part of the prestigious **Černá Pole** district, located next to a small landscaped park with a classic circular flower bed and by the entrance to **Lužánky Park**, ensuring peace and a wide range of outdoor recreation and sports activities. There are complete civic amenities in the area: a kindergarten and elementary school, an art school, a high school, shops, restaurants, cafes, a post office, medical services, or the **Municipal Theater**. The city center is easily accessible by tram and conveniently on foot.

Interior 135 m<sup>2</sup>, balcony 2 m<sup>2</sup> (after reconstruction 9 m<sup>2</sup>), cellar 3 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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PŮDORYS - NOVÝ STAV, BOURACÍ PRÁCE

