svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

Apartment One-bedroom (2+kk)

Sold

89 m², Brno, Brno - střed, Štefánikova

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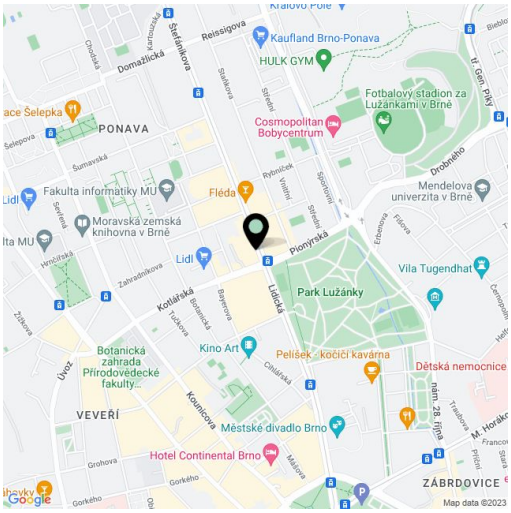
Total area	89 m²
Parking	-
Cellar	Yes
PENB	G
Reference number	41986



***** 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 bright corner apartment on the 2nd floor of an elegant palace built in the 19th century by the important Austrian architect Josef Nebehosteny, co-author of the Mahen Theater, is in a prestigious location near Lužánky Park. The apartment is one of the finest of the 12 attic units that are currently being built in this distinctive corner building. Due to the high demand for rental apartments in this location, the unit is suitable as an investment.

The dominant feature of this attic apartment is the 50-meter open living room with a preparation for a kitchen, illuminated by 4 skylights. There is also a bedroom with **a gallery**, a bathroom (shower, toilet, sink), and a hallway.

The quality facilities include multi-layer **wooden floors**, hardwood oak moldings, Dakea skylights, fireproof doors, paneled interior doors, **underfloor heating** in the bathroom, large-format tiles by **Story of Stone**, a **Connet air sink** on an **oak wood counter**, a wall-mounted toilet with an AquaBlade system and SoftClose seat, a data socket, or an EPS sensor. District heating from a heating plant; hot water by a boiler. The unit comes with a **cellar storage unit,** and you can rent a **parking space** located behind the building. There is no elevator.

The building is located in a **beautiful and sought-after part** of the **Veveří** district. Right next to the building is a public transport stop, and the city center is 2 stops away. All of **Brno's university faculties** are within a short trolley bus ride. The building is located right by the entrance to the nicely landscaped **Lužánky Park** with a wide range of sports activities. The district adjacent to the center of Brno boasts many important architectural monuments and offers complete civic amenities. The world-famous **Villa Tugendhat** stands in the neighboring district of Černá Pole.

Total usable area 88.8 m² of which floor area 81.9 m², gallery 6.9 m².

Due to the current situation, the investor reserves the right to make minor adjustments to the standards.

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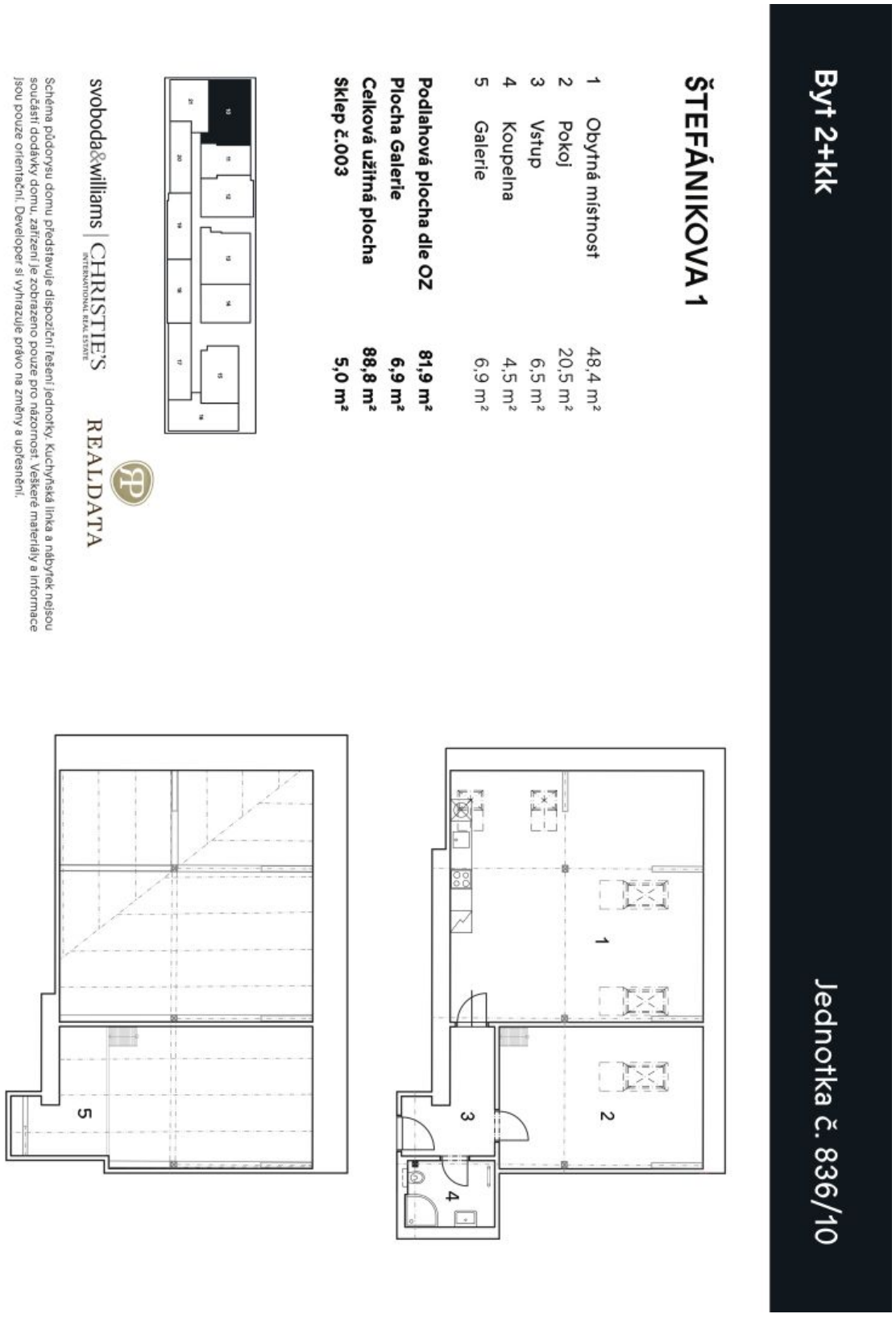

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