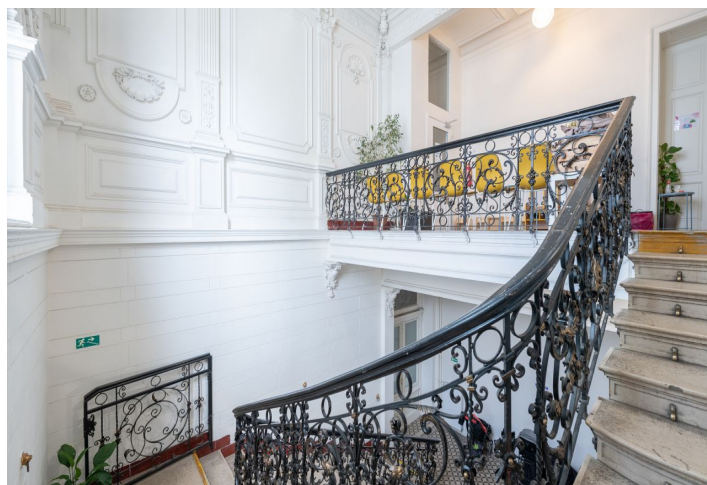




## Apartment Studio (1+kk)

Sold

53 m<sup>2</sup>, Brno-město, Brno - střed, Štefánikova





## Apartment Studio (1+kk)

**Sold**53 m<sup>2</sup>, Brno-město, Brno - střed, Štefánikova

Total area	53 m <sup>2</sup>
Parking	-
Cellar	-
Service price	included
PENB	G
Reference number	41987

This new stylish 1-bedroom apartment with a gallery is on the 2nd floor of a residential palace built in the 19th century in a prestigious location near Lužánky Park by the important Austrian architect Josef Nebehosteny, co-author of the Mahen Theater. Due to the high demand for rental apartments in this location, the unit is suitable as an investment.

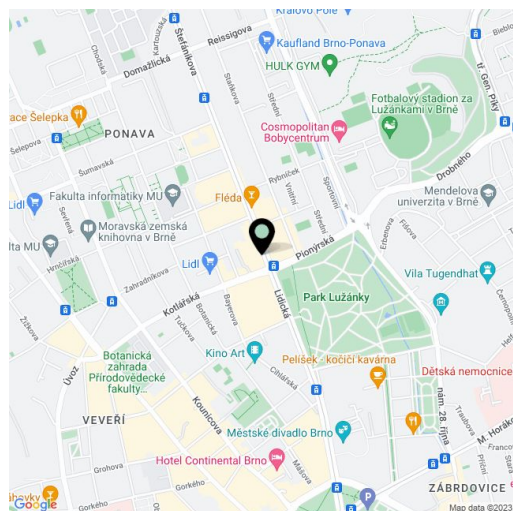
The **attic** apartment facing the courtyard, conceived as a loft, consists of an open room of about **37 meters with a gallery**, which provides enough space for a kitchen, living, and sleeping area, as well as a bathroom (with a shower, sink, and toilet), and a hallway.

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. You can rent a **parking space** located behind the building. There is no elevator.

The building is located in an amazing and popular part of the Veverí district. There is a public transport stop right next to the building, and the city center is only 2 tram stops away. All of Brno's **university faculties** are within a short trolley ride. The building is located right by the entrance to the popular **Lužánky Park**, allowing relaxation amongst greenery and 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 53 m<sup>2</sup> of which floor are 37.4 m<sup>2</sup>, gallery 15.6 m<sup>2</sup>.

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



\* 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.





# Apartment Studio (1+kk)

53 m<sup>2</sup>, Brno-město, Brno - střed, Štefánikova

Sold

Byt 1+kk

Jednotka č. 836/11

## ŠTEFÁNIKOVA 1

1	Obýtná místnost	28 m <sup>2</sup>
2	Koupelna	4,8 m <sup>2</sup>
3	Vstup	4,6 m <sup>2</sup>
4	Galerie	15,6 m <sup>2</sup>

<b>Podlahová plocha dle OZ</b>	<b>37,4 m<sup>2</sup></b>
<b>Plocha Galerie</b>	<b>15,6 m<sup>2</sup></b>
<b>Celková uživatelská plocha</b>	<b>53,0 m<sup>2</sup></b>

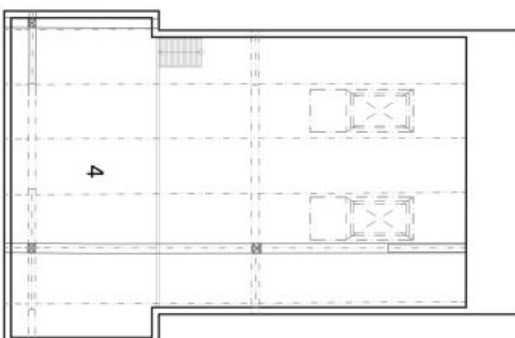
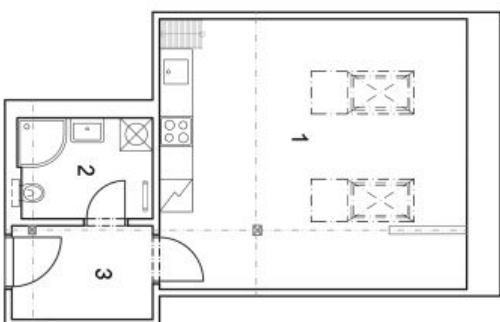
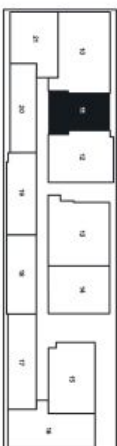


Schéma půdorysu domu představuje dispoziční řešení jednotky. Kuchyňská linka a nábytek nejsou součástí dodávky domu, zařazení je zobrazeno pouze pro názornost. Veškeré materiály a informace jsou pouze orientační. Developer si vyhrazuje právo na změny a upřesnění.

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