



Apartment One-bedroom (2+kk)

Sold

80 m², Brno-město, Brno - střed, Štefánikova





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Total area	80 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	41988

This new stylish apartment is on the 2nd floor of a residential palace built in the 19th century in the spirit of late Historicism 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.

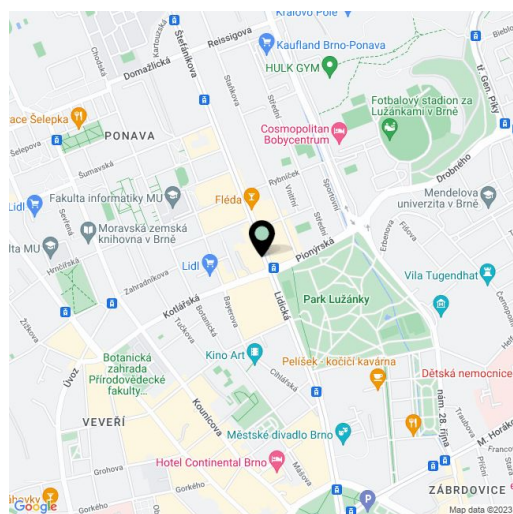
The attic apartment facing the **courtyard** consists of a living room with a preparation for a kitchen, a bedroom, a **gallery accessible from the living area and bedroom**, a bathroom, a separate toilet, and a hallway.

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. 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 sought-after part in the Veverří district, right next to a public transport stop from where you can get to the city center in a short time, and 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**, and the world-famous **Villa Tugendhat** is also within walking distance. The district boasts many important architectural monuments and offers complete civic amenities.

Total usable area 79.7 m², of which floor area 56 m², gallery 23.7 m².

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.

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1	Pokoj	17,6 m ²
2	Obýtná místnost	24,4 m ²
3	WC	2,2 m ²
4	Vstup	6,3 m ²
5	Koupelna	5,5 m ²
6	Galerie	23,7 m ²

Podlahová plocha dle OZ	56,0 m²
Plocha Galerie	23,7 m²
Celková užitná plocha	79,7 m²
Sklep č.002	4,6 m²

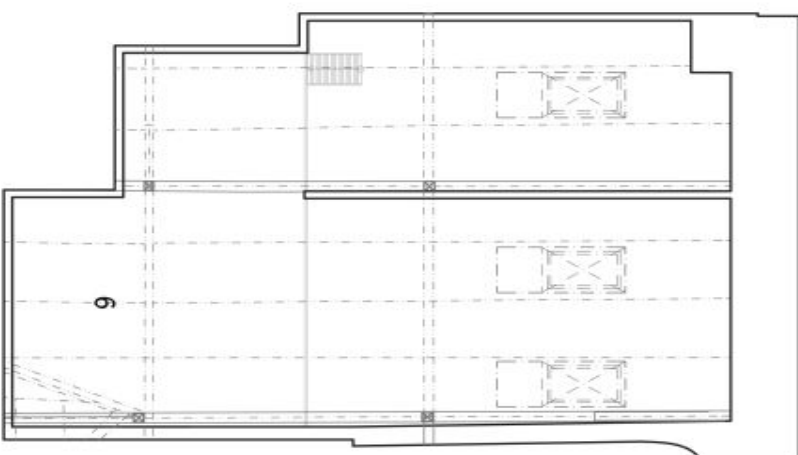
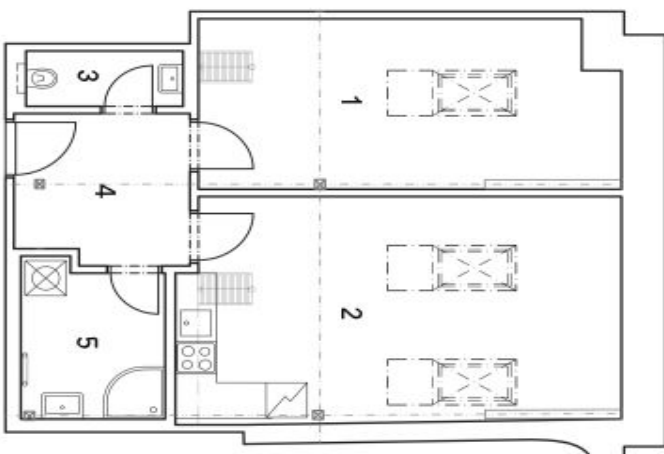
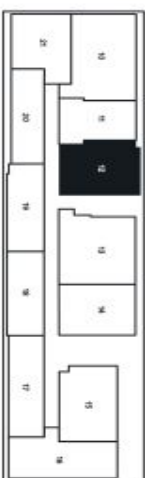


Schéma půdorysu domu představuje dispozici řešení jednotky. Kuchyňská linka a nábytek nejsou součástí dodávky domu, zařízení je zobrazeno pouze pro názornost. Veškeré materiály a informace jsou pouze orientační. Developer si vyhrazuje právo na změny a upřesnění.

