



## Apartment Studio (1+kk)

56 m<sup>2</sup>, Brno, Brno - střed, Štefánikova

Sold





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Total area	56 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	41998

This new stylish loft 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 northeast-facing **attic semi-residential unit**, consists of an open room of about **30 meters**, which provides enough space for a kitchen, living, and sleeping area, as well as a gallery, a bathroom (with a shower, sink, and toilet), a utility room, and a hallway.

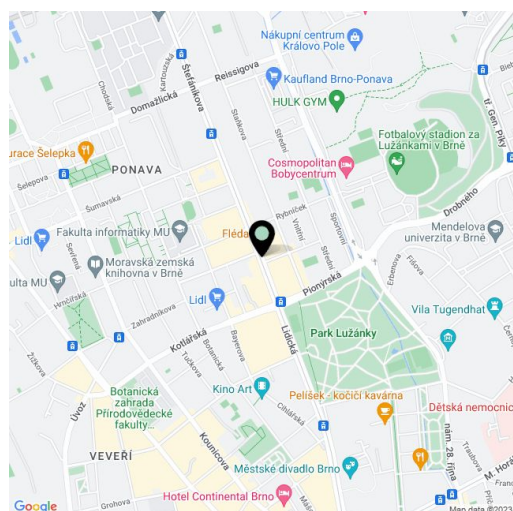
The quality facilities include multi-layer **wooden floors**, hardwood oak moldings, Dakea skylights, fireproof doors, paneled interior doors, **underfloor heating** in the bathroom, large-format tiles by **Story of Stone**, a **Connet air sink** on an **oak wood counter**, a wall-mounted toilet with 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 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 56.2 m<sup>2</sup>, of which floor are 40 m<sup>2</sup>, gallery 16.2 m<sup>2</sup>.

The unit is subject to special legal conditions.

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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Ateliér 2+kk

Jednotka č. 836/20

## ŠTEFÁNIKOVA 1

1	Obýtná místnost	29,0 m <sup>2</sup>
2	Vstup	7,0 m <sup>2</sup>
3	Koupelna	4,0 m <sup>2</sup>
4	Galerie	16,2 m <sup>2</sup>

<b>Podlahová plocha dle OZ</b>	<b>40,0 m<sup>2</sup></b>
<b>Plocha Galerie</b>	<b>16,2 m<sup>2</sup></b>
<b>Celková užitná plocha</b>	<b>56,2 m<sup>2</sup></b>
<b>Sklep č.011</b>	<b>4,2 m<sup>2</sup></b>

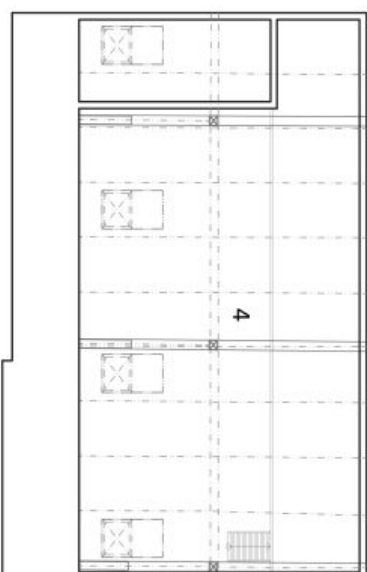
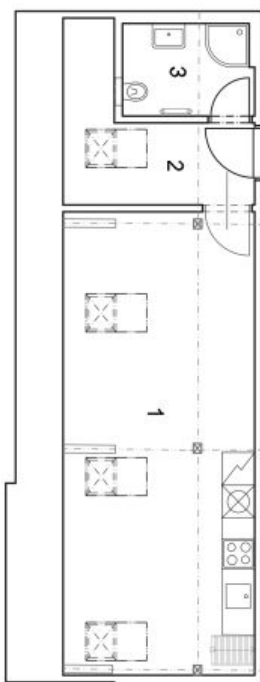
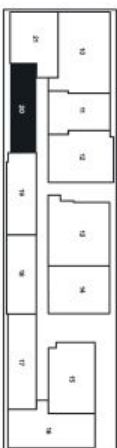


Schéma půdorysu domu představuje dispoziční řešení jednotky. Kuchyňská linka a nábytek nejsou součástí dodávky domu, zařizení je zobrazeno pouze pro názornost. Veškeré materiály a informace jsou pouze orientační. Developer si vyhrazuje právo na změny a upřesnění.