### **Apartment Studio (1+kk)**

56 m², Brno-město, Brno - střed, Štefánikova

Sold













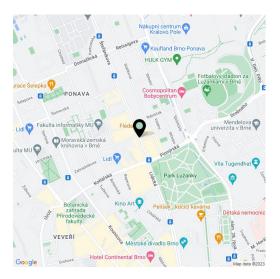


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Total area	56 m²
Parking	-
Cellar	Yes
PENB	G
Reference number	41998



\* 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 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 Veveří 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 m², of which floor are 40 m², gallery 16.2 m².

The unit is subject to special legal conditions.

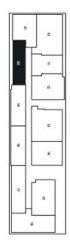
Due to the current situation, the investor reserves the right to make minor adjustments to the standards.



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Schéma půdorysu domu představuje dispoziční řešení jednotky. Kuchyńská 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.



4,2 m <sup>2</sup>	Sklep č.011
56,2 m <sup>2</sup>	Celková užitná plocha
16,2 m <sup>2</sup>	Plocha Galerie
40,0 m <sup>2</sup>	Podlahová plocha dle OZ
16,2 m²	4 Galerie

# **ŠTEFÁNIKOVA 1**

# 29,0 m<sup>2</sup> 4,0 m<sup>2</sup> 7,0 m<sup>2</sup>

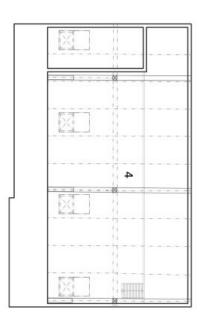
Vstup

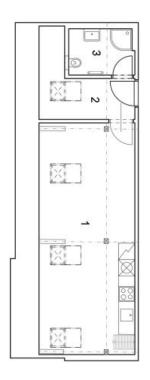
Koupelna

Obytná místnost

Svoboda&williams CHRISTIE'S







Jednotka č. 836/20