



## Apartment Studio (1+kk)

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

Sold





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Total area	60 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	41999

This bright corner semi-residential unit on the 2nd floor of an elegant palace built in the 19th century by the important Austrian architect Josef Nebelohosteny, 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 dominant feature of this attic loft is the living room 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.

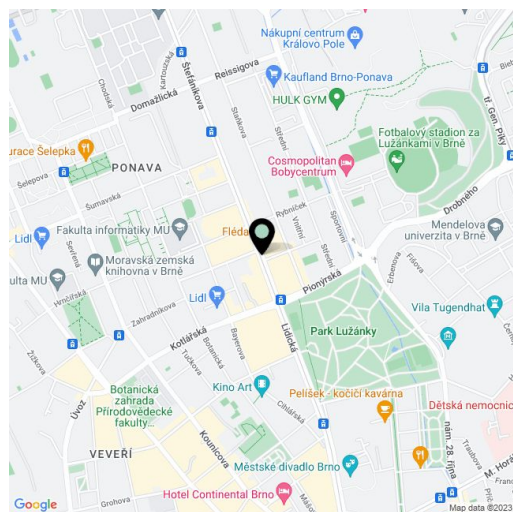
The quality facilities include multi-layer **wooden floors**, hardwood oak moldings, Dakea skylights, fireproof doors, paneled interior doors, **underfloor heating** in the bathroom, large-format tiles by **Story of Stone**, a **Connet air sink** on an **oak wood counter**, a wall-mounted toilet with an AquaBlade system and SoftClose seat, a data socket, or an EPS sensor. District heating from a heating plant; hot water by a boiler. 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 60.1 m<sup>2</sup>, of which floor area 46.2 m<sup>2</sup>, gallery 13.9 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

## ŠTEFÁNIKOVÁ 1

1	Obýtná místnost	37,6 m <sup>2</sup>
2	Koupelna	4,2 m <sup>2</sup>
3	Vstup	4,4 m <sup>2</sup>
4	Galerie	13,9 m <sup>2</sup>

<b>Podlahová plocha dle OZ</b>	<b>46,2 m<sup>2</sup></b>
<b>Plocha Galerie</b>	<b>13,9 m<sup>2</sup></b>
<b>Celková uživatelná plocha</b>	<b>60,1 m<sup>2</sup></b>
<b>SKlep č.007</b>	<b>4,4 m<sup>2</sup></b>

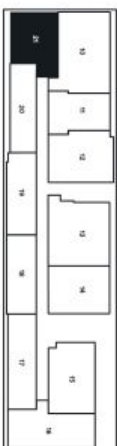
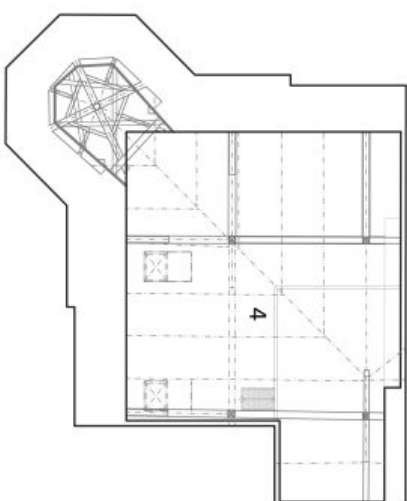
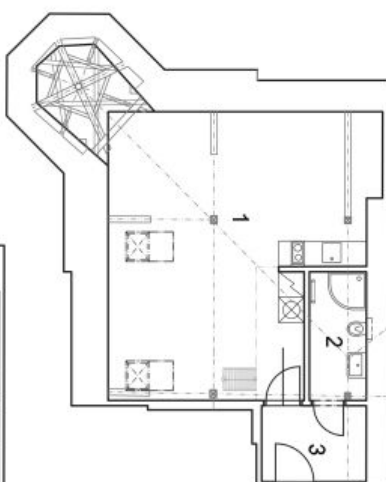


Schéma půdorysu domu představuje dispoziční řešení jednotky. Kuchyňská linka a nábytek nejsou součástí dodávky domu, zařízení je zobrazeno pouze pro názornost. Veškeré materiály a informace jsou pouze orientační. Developer si vyhrazuje právo na změny a upřesnění.



Jednotka č. 836/21

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