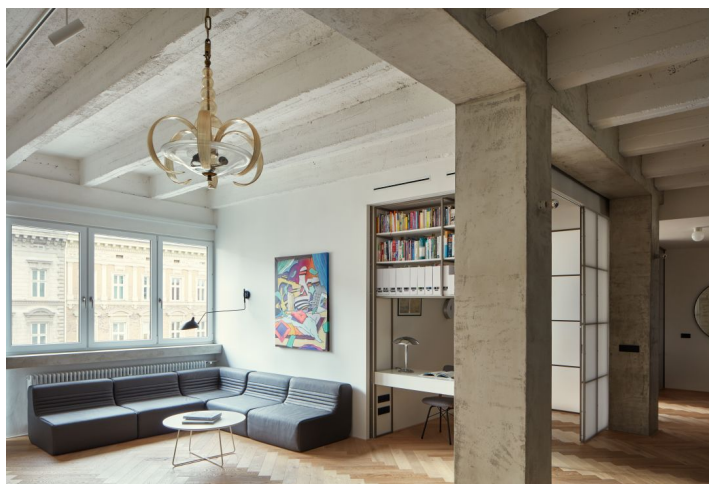


Apartment Three-bedroom (4+kk)

€ 717 004 | CZK 17 900 000

133 m², Brno-město, Černá Pole, třída Kpt. Jaroše

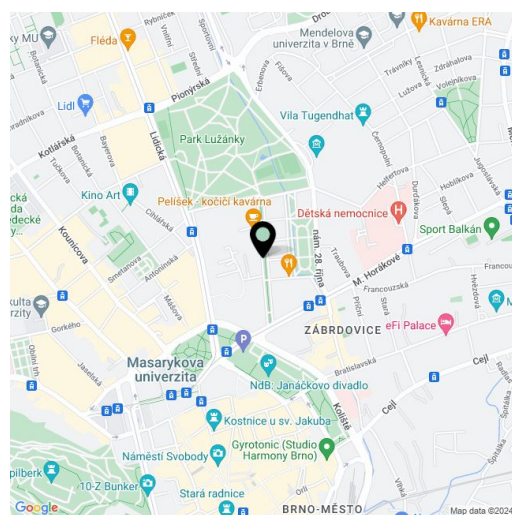


Apartment Three-bedroom (4+kk)

€ 717 004 | CZK 17 900 000

133 m², Brno-město, Černá Pole, třída Kpt. Jaroše

Total area	143 m²
Floor area*	133 m²
Balcony	9 m²
Parking	-
Cellar	Yes
PENB	G
Reference number	103514



* Size of the unit according to the Housing Act. The area consists of the sum total of the internal area of every room.

This designer apartment, created by an architect with close attention even to the smallest detail, occupies the entire 4th floor of a Functionalist apartment building on a tree-lined street in the prestigious district, in close proximity to many parks and the city center.

The new layout adapted to the needs of a larger family consists of a living room with an open kitchen and dining area, 2 children's bedrooms, a master bedroom, a study, **2 walk-in wardrobes**, a bathroom, a separate toilet, a laundry room, and a foyer. In addition, the living space is extended by **2 balconies** (one facing east towards the green courtyard and the other west towards the street).

Its complete and careful **reconstruction** (including water pipes, heating, and electricity) was completed in November 2021. The interior is characterized by **exposed concrete ceilings with a height of 3.3 m**, **Betonepox** cement from the Němec company and built-in modules with a kitchen, bathroom, and walk-in wardrobes. The furniture in the dressing rooms, kitchen, and bathroom was custom-made by the **Duro Design Brno family company**. The kitchen is equipped with an Elica Nikolatesla **induction cooktop with bottom extraction**, a dishwasher, an **Electrolux** electric and microwave oven, and an **AEG** refrigerator; the central island has a **Technistone** artificial stone surface. The entire apartment is unified by **oiled oak bleached parquet floors** without thresholds from the Princ parket company, **Dorsis rebateless doors with an above-standard height of 2.7 m**, and **M&T design handles** also contribute to a minimum of distracting elements. The elegance of the interior is underscored by new heating elements made of **painted steel Isan - Atol** in the spirit of the 1930s and switches in **anthracite color** by the **Jung** German brand. The separate toilet has a bidet shower with hot water. Window shading is by Varieta interior **blackout white shutters**. The automatic supply of fresh air is provided by Atrea recuperation distributed to all rooms. The apartment comes with a **cellar cubicle**. The **exceptional Functionalist building** with an elevator was built at the end of the 1930s according to the designs of the very successful 20th century architect **André Steiner**, the author of many important buildings.

This excellent location in a beautiful part of the city near the **Lužánky and Koliště parks** and the 28. října Square with a **park** is within walking distance of everything you need. Kindergartens and elementary schools as well as a **high school**, cafes, restaurants, shops, medical services, the IBC shopping center, the **Municipal Theater of Brno**, and indoor and outdoor **sports fields** can all be found in the vicinity. Great transport accessibility is provided by trolleybuses, trams, and buses.

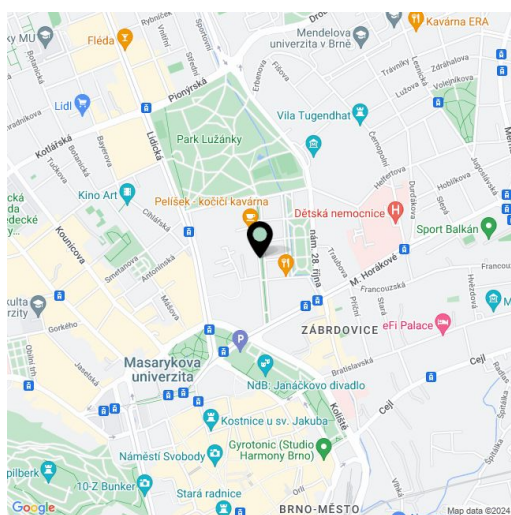
Apartment Three-bedroom (4+kk)

€ 717 004 | CZK 17 900 000

133 m², Brno-město, Černá Pole, třída Kpt. Jaroše

Total area	143 m ²
Floor area*	133 m ²
Balcony	9 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	103514

Floor area 133.47 m², balconies 5.36 m² and 4.02 m².



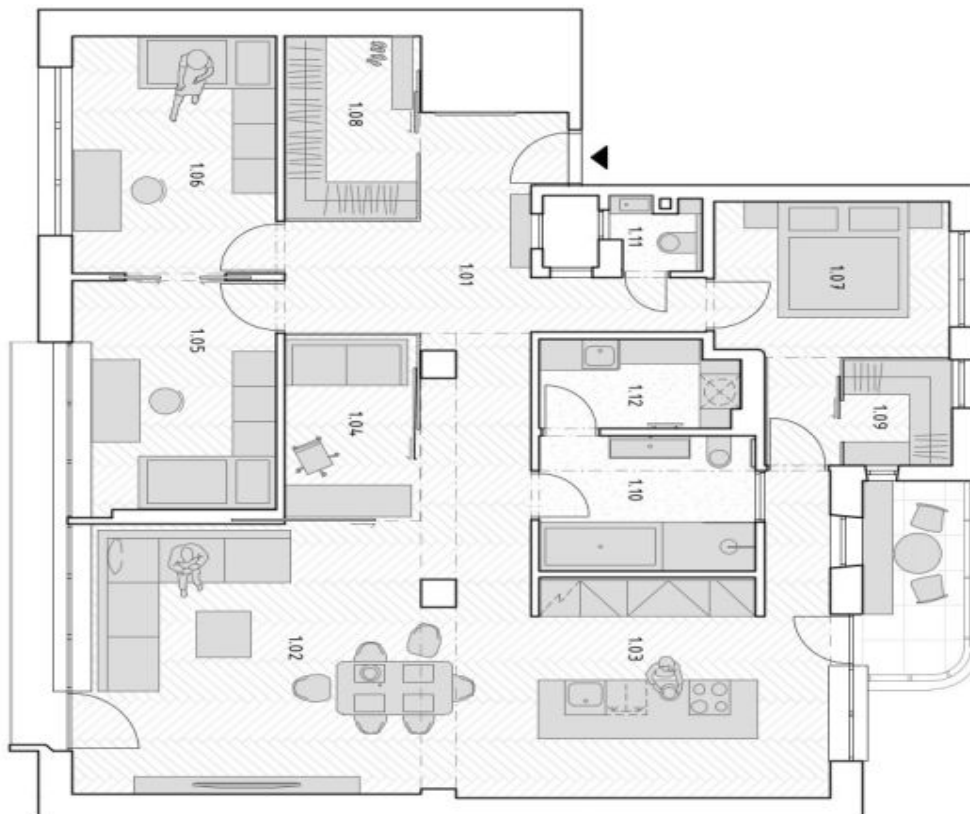
* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

Apartment Three-bedroom (4+kk)

€ 717 004 | CZK 17 900 000

133 m², Brno-město, Černá Pole, třída Kpt. Jaroše



101 CHODBA	20,5 m ²
102 HLAVNÍ OBÝTNÝ PROSTOR	23,67 m ²
103 KUCHYŇ	23,39 m ²
104 PRACOVNA	5,74 m ²
105 DĚTSKÝ POKOJ I	11,58 m ²
106 DĚTSKÝ POKOJ II	11,99 m ²
107 LOŽNICE	11,21 m ²
108 ŠATNA	6,01 m ²
109 ŠATNA	2,86 m ²
110 KOUPELNA	7,38 m ²
111 WC	1,45 m ²
112 TECHNICKÁ MÍSTNOST	4,25 m ²