

## Apartment Four-bedroom (5+1)

Sold

178 m<sup>2</sup>, Brno-město, Brno - střed



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Total area	231 m <sup>2</sup>
Floor area*	178 m <sup>2</sup>
Terrace	53 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	4 900 CZK monthly
PENB	G
Reference number	25659

\* 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.

**Extra spacious four-bedroom apartment with a balcony and access to a private courtyard offering views of the adjacent Špilberk park greenery. Situated in a lucrative location of Brno – střed. The generous space can be used not only as a comfortable multigenerational apartment, but potentially due to its central location also as offices or business premises.**

The interior consists of a spacious entrance hall, kitchen with access to the private courtyard; two bathrooms, three separate toilets, and a total of five rooms. Two rooms (first w/ kitchenette, second w/ balcony) are accessible from the rear of the hall, which is separated by a glass door and also offers entrance to the toilet and the bathroom. The apartment partially overlooks the east-facing garden.

**Possibility of low-cost layout alteration.**

Apartment with high ceilings, preserved **parquet floors, interior & entrance doors made of wood, new wooden windows** with insulated glass, water and sewer hook-ups, boiler, and intercom.

The house is located in a pleasant area within arm's reach of the city center with all public facilities and the **large green park** near the Špilberk castle. **Bus and tram stops**, several restaurants and cafes are available just a few steps from the house. The **Kraví hora park**, offering a popular swimming pool, indoor pool, tennis courts, several playgrounds and a planetarium is a 15-minute walk away.

Interior 178 m<sup>2</sup>, terrace 53 m<sup>2</sup>, cellar 10 m<sup>2</sup>.