



Apartment One-bedroom (2+kk)

Sold

60 m², Brno-město, Brno - střed





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Total area	63 m ²
Floor area*	60 m ²
Balcony	3 m ²
Parking	-
Cellar	Yes
Service price	2 500 CZK monthly
PENB	G
Reference number	32120

* 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 southeast-facing, quiet apartment with designer furniture, a loggia, and windows towards the courtyard is located on the 4th floor of a renovated apartment building without an elevator from the 1920s. A perfect location - close to Kraví Mountain, Obilní Trh Square, and Špilberk park.

The layout consists of a living room with an open plan kitchen, a dining room and work area, 1 bedroom with access to the loggia, a bathroom, a guest toilet, a foyer, and a utility room.

The apartment was completely reconstructed in 2016: a heat pump for heating and **air conditioning** was installed, the floors were hardened and the vinyl surface was laid, the walls were renovated, new partitions were installed, electricity was rewired and new plumbing was installed, the ceiling was insulated. The facilities also include new **wooden double-glazed Euro windows**, wooden doors, entrance doors with original **stained glass panes**, a smart home system (lights and heating can be controlled by telephone) and a complete kitchen with Electrolux appliances (induction hob). The purchase price includes a cellar and custom-made furniture. The building has been reconstructed; there are security cameras in the common areas. No elevator.

Not far from the building, there are several cafes and restaurants (including vegetarian ones), an organic food store, an ATM, or a pharmacy. It is just a few steps to the **Obilní Trh Square** with a park, to **Špilberk Castle** or **Kraví Mountain** with indoor and outdoor swimming pools, tennis courts, and other sports facilities. The location is easily accessible by trolleybuses and trams, and the city center can be easily reached on foot.

Interior 60 m², loggia 3 m², cellar 4 m².