



Apartment Five-bedroom (6+1)

Sold

184 m², Brno-město, Ponava, Štefánikova

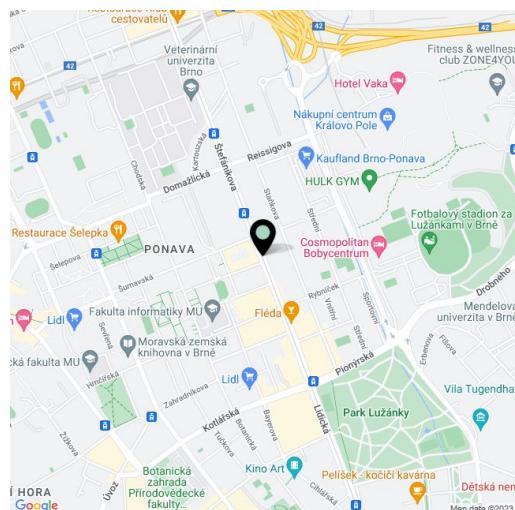




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Total area	193 m ²
Floor area*	184 m ²
Balcony	4 m ²
Loggia	5 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	100524



* 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 incredibly spacious apartment with high ceilings, a balcony, and a loggia is the only one on the 3rd floor of a classic brick apartment building from the turn of the 19th and 20th centuries. The building with an elevator is located near Lužánky Park in an elegant part of Brno with a complete infrastructure.

The almost two-hundred-meter area of the apartment consists of a living room, a kitchen with a dining room, 4 large rooms, a bathroom, 2 separate toilets, a closet, a walk-in wardrobe, and a large hallway. **The balcony and loggia face the quiet green courtyard.**

The current floor area of the apartment was created in 1997 by joining two neighboring units. Facilities include original casement **wooden windows**, **parquet** and tiled floors. The ceiling height is **3.6 m**. The apartment is heated by a gas boiler. The apartment comes with **2 large cellars** (8 sq. m. and 20 sq. m.). The size of the apartment ensures space to create comfortable family living or re-dividing it into a smaller and larger unit. Its location high on the 3rd floor guarantees privacy from the hustle and bustle of the street. The building is planning to **replace the elevator** in 2023; parking is possible on the street in front of the building in the blue zone for residents.

A great location with excellent access to the city center by tram and bus. There are supermarkets and other shops, pharmacies, schools including **several high schools**, restaurants, and cafes in the immediate vicinity, and it is close to a **swimming pool, winter stadium, and tennis courts**. Just a few steps away is the **beautifully landscaped Lužánky Park**, with children's playgrounds and other sports opportunities.

Floor area 183.5 m², balcony 4.2 m² and loggia 5.1 m².

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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1 Chodba	11,0 m ²
2 Kuchyně	16,0 m ²
3 Pokoj	18,1 m ²
4 Obývací okoj	23,8 m ²
5 Pracovna	16,7 m ²
6 Šatna	5,6 m ²
7 Chodba	11,0 m ²
8 Pokoj	26,2 m ²
9 Pokoj	16,7 m ²
10 Pokoj	17,8 m ²
11 Koupelna	9,9 m ²
12 Šatna	4,6 m ²
13 WC	1,3 m ²
14 WC	1,3 m ²
15 Balkón	4,2 m ²
16 Balkón	5,1 m ²

