



Apartment Two-bedroom (3+1)

€ 817 584 | CZK 19 900 000

143 m², Brno-město, Černá Pole, Schodová





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Total area	146 m²
Floor area*	143 m²
Balcony	2 m²
Parking	Yes
Cellar	-
PENB	G
Reference number	100896

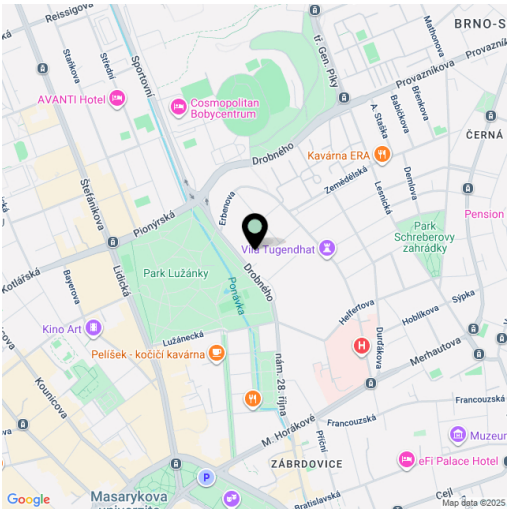
This exceptional, sunny, and extraordinarily spacious apartment with a balcony is located on the 2nd floor of an elegant historic building at a prestigious address directly adjacent to Lužánky Park. It offers a nearly 145 m² floor area and is sold fully furnished, ready for immediate move-in, and includes a designated parking space.

The clear and well-organized layout comprises **three bright rooms** facing southeast onto a quiet pedestrian street, their generous proportions allowing for the creation of an additional room if desired. The living area is complemented by a separate dining room with a fully equipped kitchen, a pantry, and access to the **balcony**. The elegant bathroom features a bathtub with a glass shower screen, a double sink, and a toilet; an additional separate toilet is located near the apartment's entrance.

The apartment was completely and luxuriously renovated in 2020–2021 based on the designs of an architectural studio. The interior boasts impressive 3.2 m high ceilings, **wooden floors**, **new wooden Euro-windows** with insulating glazing and granite window sills, original refurbished double-leaf doors (partly glazed), **designer lighting**, and ceramic light switches. The overall impression is harmonious, timeless, and highly elegant. Residential comfort is further enhanced by a security system, security entrance doors, and a Baxi gas boiler (2021) with a wireless thermostat and time control. The historic building, without an elevator, offers beautiful common areas and practical facilities for storing bicycles or strollers.

The location is one of the most sought-after in Brno—a street lined with monumental columns and rich sculptural ornaments from the turn of the 19th and 20th centuries forms the gateway to the prestigious **Černá Pole district**. **Lužánky Park**, the Löw-Beer Villa garden, and the world-famous **Tugendhat Villa** are in the immediate vicinity, as are complete civic amenities, including cafés, restaurants, schools, and the **Mendel University campus**. The city center is easily reachable within a few minutes by tram, or by a pleasant walk of approximately 10 minutes to the Janáček Theater.

Floor area 143.49 m², balcony 2.25 m².



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



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Schodová

1	Zadveří, chodba	12,24 m²
2	Kuchyně, jídelna	27,96 m²
3	Spiž	1,67 m²
4	Koupelna, WC	9,17 m²
5	Ložnice	29,69 m²
6	Obývací pokoj	31,80 m²
7	Pokoj	29,70 m²
8	WC	1,26 m²
Celková plocha		143,49 m²
9	Balkón	2,25 m²

