



## Apartment Three-bedroom (4+kk)

Sold

133 m<sup>2</sup>, Brno-město, Černá Pole, třída Kpt. Jaroše

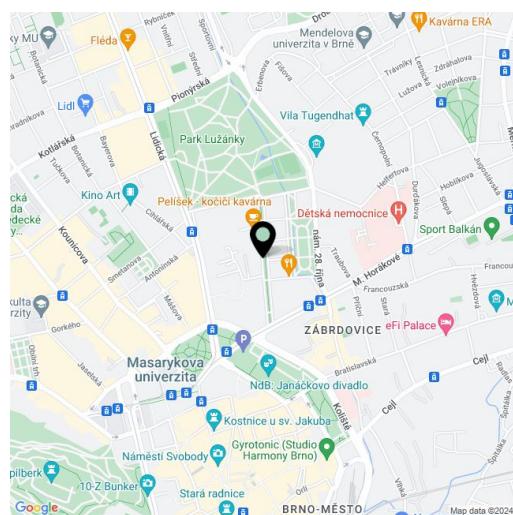




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Total area	143 m <sup>2</sup>
Floor area*	133 m <sup>2</sup>
Balcony	9 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	103514



\* 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**, **Betonepoxy** 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.

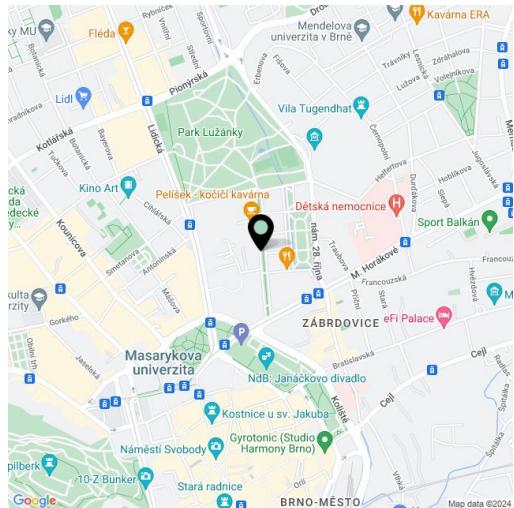
This excellent location in a beautiful part of the city near the **Lužánky** and **Koliště** parks and the 28. října Square with a **park** is within walking distance of everything you need. Kindergartens and elementary schools as well as a **high school**, cafes, restaurants, shops, medical services, 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.



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Floor area 133.47 m<sup>2</sup>, balconies 5.36 m<sup>2</sup> and 4.02 m<sup>2</sup>.

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