



Apartment Three-bedroom (4+1)

€ 854 560 | CZK 20 800 000

148 m², Brno-město, Brno, Havlíčkova



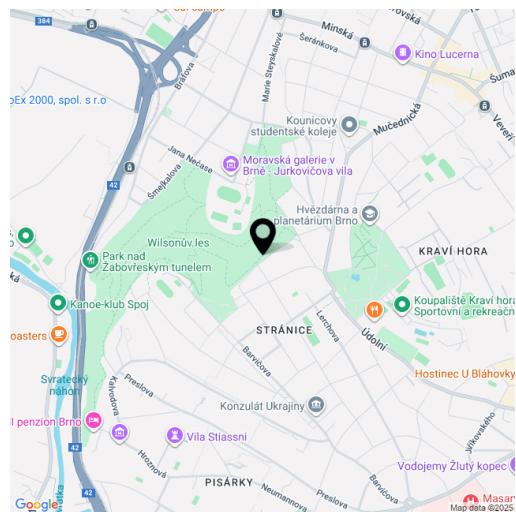


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| | |
|------------------|--------------------|
| Total area | 149 m ² |
| Floor area* | 148 m ² |
| Balcony | 2 m ² |
| Parking | - |
| Cellar | 11 m ² |
| PENB | G |
| Reference number | 110911 |



* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

This incredibly spacious designer apartment with a balcony is located on the 1st floor of a boutique residential building with a front garden, set in an excellent area on a quiet side street directly bordering the Wilson Forest.

The practical layout, divided into quiet and social zones, consists of a living room, a kitchen with a **balcony**, a dining room, a master bedroom with an en-suite bathroom (featuring a sauna, walk-in shower, toilet, and a niche for a washer and dryer), two additional rooms, a bathroom (with a shower and separate toilet), an entrance hall with a **walk-in closet**, and a central hall.

The apartment was **completely renovated** in 2022, carried out according to the designs of a **renowned architectural studio**. The floors are **parquet** and tiled, and the rooms are accented with **designer lighting, porcelain switches and outlets**, and **custom-made** furniture mainly crafted from **oak veneer**. The kitchen is fully equipped and includes an **oak countertop**, while the bathrooms are fitted with **high-quality** Hansgrohe and Villeroy & Boch fixtures. **A spacious cellar** comes with the apartment.

The prime location between **Kraví hora** and the **Wilson Forest** allows for immediate access to **nature** while remaining close to all essential services. Just a few steps from the building are both private and public schools and kindergartens as well as a **high school**; a grocery store, café, restaurant, and indoor and outdoor **sports facilities** are also nearby. Convenient transport connections to other parts of Brno are provided by trolleybuses and buses.

Floor area 147.6 m², balcony 1.7 m², cellar 11.2 m².



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Havlíčkova

Byt 4+1

1. NP

| | | |
|----|---------------|---------------------|
| 1 | Předsíň | 1,8 m ² |
| 2 | Šatna | 1,9 m ² |
| 3 | Hala | 10,9 m ² |
| 4 | Jídelna | 12,3 m ² |
| 5 | Kuchyň | 17,2 m ² |
| 6 | Chodba | 1,8 m ² |
| 7 | WC | 1,9 m ² |
| 8 | Koupelna | 3,3 m ² |
| 9 | Ložnice | 18,9 m ² |
| 10 | Koupelna | 10,2 m ² |
| 11 | Pracovna | 17,8 m ² |
| 12 | Dětský pokoj | 24,7 m ² |
| 13 | Obývací pokoj | 24,9 m ² |

