



Apartment Three-bedroom (4+1)

€ 854 560 | CZK 20 800 000

148 m², Brno-město, Brno, Havlíčkova





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Total area	149 m²
Floor area*	148 m²
Balcony	2 m²
Parking	-
Cellar	11 m²
PENB	G
Reference number	110911

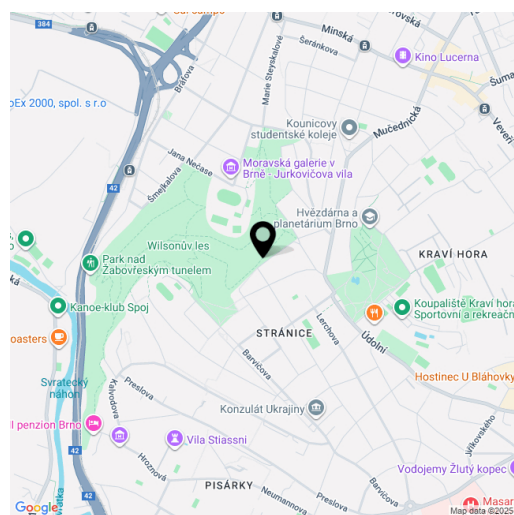
This incredibly spacious designer apartment with a balcony is located on the 1st floor of a boutique residential building with a front garden, set in an excellent area on a quiet side street directly bordering the Wilson Forest.

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 **Kravi 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.



* 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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Havlíčkova

Byt 4+1

1. NP

1	Předsíň	1,8 m²
2	Šatna	1,9 m²
3	Hala	10,9 m²
4	Jídelna	12,3 m²
5	Kuchyň	17,2 m²
6	Chodba	1,8 m²
7	WC	1,9 m²
8	Koupelna	3,3 m²
9	Ložnice	18,9 m²
10	Koupelna	10,2 m²
11	Pracovna	17,8 m²
12	Dětský pokoj	24,7 m²
13	Obývací pokoj	24,9 m²

