



## Apartment Two-bedroom (3+kk)

Sold

100 m<sup>2</sup>, Brno-město, Brno - střed, Pekařská

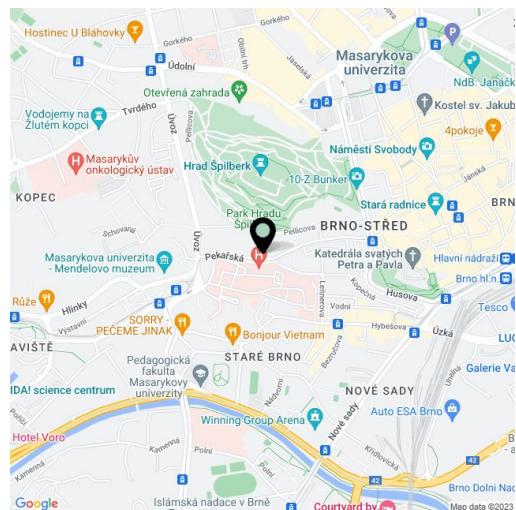




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Total area	108 m <sup>2</sup>
Floor area*	100 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	1 garage parking space
Garage	Yes
Cellar	Yes
PENB	C
Reference number	24709



\* 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.

**Very nice bright apartment with two balconies and great views of the Špilberk Castle, located on the 6th floor of a completely renovated building with an elevator and underground parking, a few steps from Mendel Square and the city center.**

The flat offers a large living room with connection for a kitchen, two bedrooms facing the courtyard, bathroom with shower, separate toilet with sink, utility room, cloakroom and hall. The living room and one bedroom have entrance to the balconies. The apartment is currently used as an office and for housing purposes minor interior modifications may be needed.

Amenities include **hardwood floors**, ceramic tiles, **wooden windows**, wooden security door, gas heating boiler. Beautiful views of Špilberk and Pekařská Street. The purchase price includes a **parking space** on the first floor and a **cellar**.

Attractive address close to the historical city center and Špilberk Castle, with excellent amenities and rich possibilities of cultural, social and sporting activities. In the vicinity there are many popular cafés, wine bars and restaurants, the Husa Theater, and a cinema in the Velký Špalíček mall. Quick access to the main train and bus station.

Costs for common building services CZK 2,400 / month.  
Interior 100 m<sup>2</sup>, balconies 4.6 m<sup>2</sup> and 3.6 m<sup>2</sup>, cellar 2 m<sup>2</sup>.