



Apartment Two-bedroom (3+kk)

Sold

105 m², Brno-město, Brno - střed, Jakubské náměstí

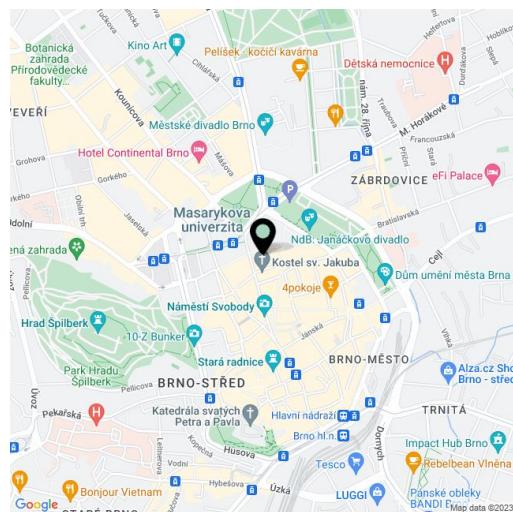




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| | |
|------------------|--------------------|
| Total area | 112 m ² |
| Floor area* | 105 m ² |
| Balcony | 7 m ² |
| Parking | - |
| Cellar | - |
| PENB | G |
| Reference number | 25065 |



* 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.

Air-conditioned, two-bedroom apartment with two balconies and a south-facing living room overlooking Jakubské Square, situated on the 4th floor of a building in the historic center.

The interior consists of a spacious entrance hall comprising a walk-in closet and fully equipped eat-in kitchen, access to the first balcony, and a pantry. The living room with an entry to the bedroom with a **bay window**, children's room with a spacious balcony overlooking the courtyard, and bathroom are accessible from the central hallway.

A few years ago, the apartment was sensitively restored, preserving its original features and materials, such as **renovated casement windows, refurbished wooden floors, and classic paneling**. The interior offers all features necessary for comfortable living such as **air-conditioning, a heated floor** in the bathroom, an entrance door with an alarm, premium **custom-made furniture**, or spacious built-in wardrobes. The building in a historic style by the **architect Maximilian Monter** is well maintained; there is an elevator. In one of the nearby garages, there is a possibility to rent or buy a parking space. It is also possible to obtain a residential parking permit, on the basis of which you can park in any free space on the street.

A lovely location close to the Janáčkovo Theater (with an adjacent park) and Špilberk Castle. **Excellent access by public transport, all public amenities** within walking distance.

Interior 105 m², balconies 4.94 + 2.16 m².

The apartment will be available from May 2021.



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LEGENDA MÍSTNOSTÍ

| č.m. | název | plocha m ² | podlaha |
|------|--------------|-----------------------|------------------------|
| 01 | vstupní hala | 12.21 | keramická dlažba 60x60 |
| 02 | šatna | 5.74 | keramická dlažba 60x60 |
| 03 | kuchyň | 11.60 | keramická dlažba 60x60 |
| 04 | sál | 1.53 | keramická dlažba 60x60 |
| 05 | koupelna | 6.31 | keramická dlažba 60x60 |
| 06 | ložnice | 21.32 | nové vlysy dub |
| 07 | dětský pokoj | 22.36 | nové vlysy dub |
| 08 | obýv. pokoj | 25.02 | nové vlysy dub |
| 09 | balkon | 4.94 | keramická dlažba 30x30 |
| 10 | balkon | 2.16 | keramická dlažba 30x30 |