



Apartment Three-bedroom (4+kk)

Sold

123 m², Brno-město, Brno - střed, Mezírka





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Total area	165 m ²
Floor area*	123 m ²
Terrace	42 m ²
Parking	-
Cellar	Yes
Service price	4 200 CZK monthly
PENB	G
Reference number	25996

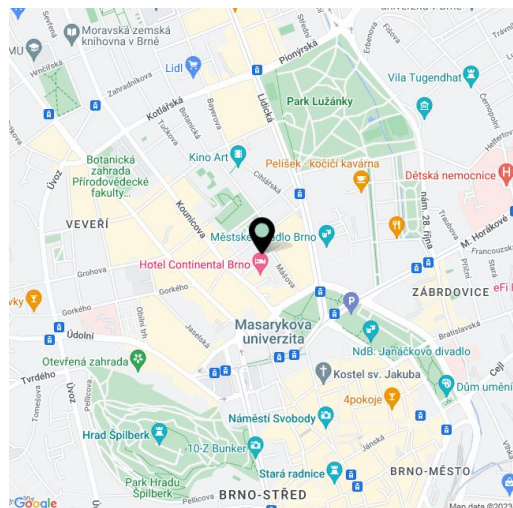
Air-conditioned duplex flat with a spacious, south-facing terrace offering views of almost the entire city, situated on the 5th and 6th floors of a renovated apartment building with an elevator. Quiet street just a few steps from Tyršovy sady orchards and a few-minutes' walk from Lužánky Park and Moravské Square.

The lower level of the apartment, which was created in 2008 as a new loft conversion, comprises an entrance hall, living room with fully equipped kitchen and French windows, bathroom with bathtub, bedroom with built-in wardrobes oriented to a quiet courtyard. The upper level features a resting zone with 2 additional bedrooms, and a bathroom with a shower.

Air-conditioning, **wooden French and simple windows**, wooden interior doors and floating floors, ceramic tiles, CETRIS cement-bonded panels, security and soundproof entrance doors, fully equipped kitchen with Bosch appliances, built-in wardrobes, design features, thermostat and an audio entry phone. The purchase price includes a **cellar**.

The house is located in the city center and offers amenities within walking distance. An elementary school is just 200 m away, public transport stops, a variety of restaurants, cafes, shops and several parks are only 5 minutes away by foot. Possibility to park in the nearby underground garages of the Hotel Slovan.

Interior 121.49 m², terrace 43.17 m².



* 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.