



Apartment Three-bedroom (4+1)

Sold

163 m², Brno-město, Brno - Černá Pole, Vrchlického sad

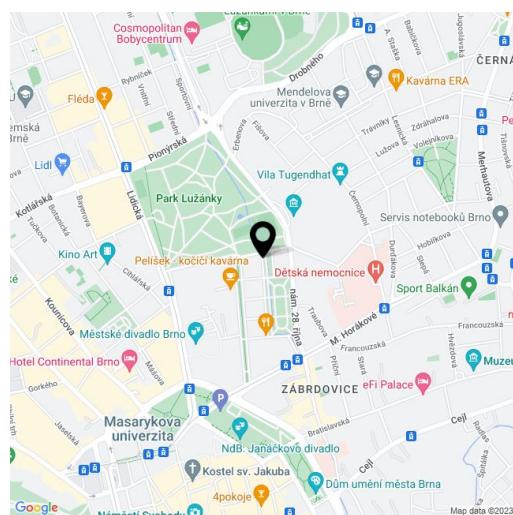




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Total area	165 m ²
Floor area*	163 m ²
Balcony	2 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	31341



* 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.

This large, bright apartment with high ceilings, original architectural elements, and a balcony is located on the 4th floor of a classic apartment building. A perfect location in an attractive part of Černá Pole, on a side street right by Lužánky Park and the beautifully landscaped Náměstí 28. října Square.

The layout consists of a living room with windows facing east onto the courtyard, 3 west-facing rooms (currently used as a bedroom, a study, and a walk-in dining room), an eat-in kitchen with a balcony, a large entry hall, a spacious bathroom, and a pantry.

Original architectural elements such as **parquet floors and double-wing solid wood doors** have been preserved and repaired. **New casement windows**. The **antique furniture** shown in the photos may be purchased separately. Heating by a new gas boiler. Safety is provided by a motion sensor system. The building was reconstructed in 2000 (new wiring and plumbing), there are currently plans to **enlarge the balcony**, revitalize the **common garden** in the courtyard, and install a new elevator. Parking is in front of the house in a zone for residents.

The house stands on a quiet alley near a small park and the entrance to Lužánky Park. A large number of historic buildings and landscaped greenery lend the Černá Pole district an air of dignity. **The center of Brno can be reached on foot or by a short tram ride.** There are complete public amenities nearby: schools from a kindergarten to a high school, restaurants, cafes, a post office, a pharmacy, shops, and the **Municipal Theater**.

Interior 163 m², balcony 2 m² (after reconstruction 9 m²), cellar 12.5 m².



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