



## Apartment Three-bedroom (4+kk)

Sold

91 m<sup>2</sup>, Brno-město, Brno - střed, Gorkého

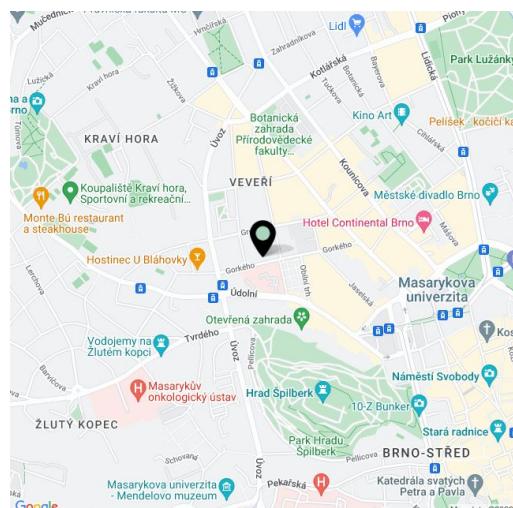




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Total area	96 m <sup>2</sup>
Floor area*	91 m <sup>2</sup>
Terrace	5 m <sup>2</sup>
Garden	196 m <sup>2</sup>
Parking	-
Cellar	-
Service price	4 500 CZK monthly
PENB	G
Reference number	32007



\* 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 carefully reconstructed apartment with 2 bathrooms, a terrace, and a big south-facing courtyard garden is situated on the elevated ground floor of an apartment building in close proximity to Kraví Mountains and Špilberk.

The layout consists of a living room with a kitchen and access to a **sunny terrace**, a master bedroom with a walk-in closet, a bathroom, windows facing the garden, another 2 bedrooms (oriented towards the quiet street), a bathroom, a foyer with storage space, and a closet with a connection for a washing machine.

The apartment underwent a **complete reconstruction** in the summer of 2018 (electricity and water distribution, standpipes in the bathrooms, and mineral wool sound and thermal ceiling insulation). **High-quality facilities**. Heated **oak parquet floors** and large-format tile flooring; the **Hanák** kitchen has a granite countertop; Grohe sanitary ware. New casement windows, high-level doors and security entrance doors. The bedrooms are equipped with custom made furniture. Electric floor heating. The apartment has a security system with sensors and an alarm. **The whole garden** belongs to the apartment.

Close to the building, there are several cafes and restaurants (including vegetarian ones), an organic grocery store, an ATM, or a pharmacy. Within walking distance, there is a kindergarten, an elementary school, or playgrounds. The **Otevřená Garden** and **Špilberk** or Kraví hora parks are only a few steps away. The location is easily accessible by trolleybuses and trams, and the city center can also be reached on foot.

Interior 91 m<sup>2</sup>, terrace 5 m<sup>2</sup>, garden 196 m<sup>2</sup>.