



## Apartment Two-bedroom (3+kk)

Sold

107 m<sup>2</sup>, Brno-město, Brno - střed





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Total area	115 m <sup>2</sup>
Floor area*	107 m <sup>2</sup>
Terrace	8 m <sup>2</sup>
Parking	-
Cellar	-
Service price	3 500 CZK monthly
PENB	G
Reference number	32346

\* 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 duplex apartment with a winter garden and a terrace overlooking a green courtyard with a view of Špilberk is located on the 4th floor of a historic apartment building without an elevator, where the architect Dušan Jurkovič used to live and work. The house stands on an important street in the Veverí neighborhood adjacent to the historical center of Brno.

The layout consists of a living room, a bright kitchen, an **east-facing terrace** and a **winter garden**, 2 bedrooms with west-facing windows, an airy bathroom, a closet, galleries, and a foyer.

Facilities include **oak floors** (slate in the bathroom and winter garden), wooden classic windows and skylights with shading, Sapeli interior doors, a **fireplace in the living room**, exposed beams, and a kitchen with built-in appliances (electric hob, oven, dishwasher, small fridge). Heating is by a gas boiler. **Underfloor heating** in the bathroom.

The apartment is located right next to **Tyršův Sad Garden**, close to many schools, sports facilities, a supermarket, a pharmacy, restaurants, cafes, a post office, the Municipal Theater, and **Lužánky Park**. The city center is easily accessible on foot or within a 2-minute trolley ride from a stop that is practically in front of the house.

Interior 107,46 m<sup>2</sup> + gallery 19 m<sup>2</sup>, terrace 7,7 m<sup>2</sup>.