



## Apartment One-bedroom (2+kk)

Sold

44 m², Brno-město, Brno - střed, Čápkova





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Total area	52 m <sup>2</sup>
Floor area*	44 m <sup>2</sup>
Terrace	8 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	33632

This bright modern apartment with 2 garden terraces and views of the green courtyard, part of which is included in the price, is situated in a classic apartment building located in an attractive area near the Kraví Mountains and Špilberk.

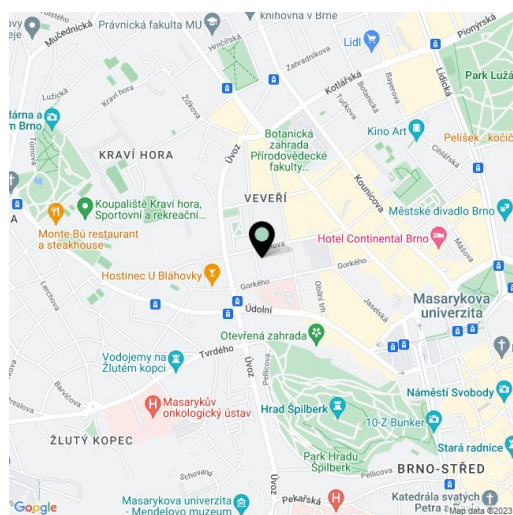
The living area with a kitchen, dining room, and relaxation area has access to the **outdoor terrace**, which is connected directly to the **garden**. There is also a corner bedroom, a bathroom, a guest toilet, and a hallway.

Facilities include a large aluminum double-glazed window in the living room, triple-glazed wooden windows with concealed hinges in the bedroom, and **oak hardwood floors**. Security class 3 entrance door. Heating and hot water are provided by an electric boiler. The purchase price includes a **share (40 m<sup>2</sup>) of the garden**, which has a total area of 200 m<sup>2</sup>.

The nicely landscaped building is located on a tree-lined street. In the vicinity, there are groceries, shops, cafes, and restaurants, a pharmacy, sports facilities, and other services. The center is reachable on foot, by tram, or by trolleybus. **The Otevřená Garden and the large parks under the Špilberk Castle and Kraví Mountain** make the location even more beautiful.

Interior 43.92 m<sup>2</sup>, terraces 8 m<sup>2</sup>.

The property is an investment opportunity. It is listed on Airbnb with excellent occupancy and yield.



\* 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.



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