



Apartment Three-bedroom (4+1)

Sold

120 m², Brno-město, Brno - střed, Cihlářská



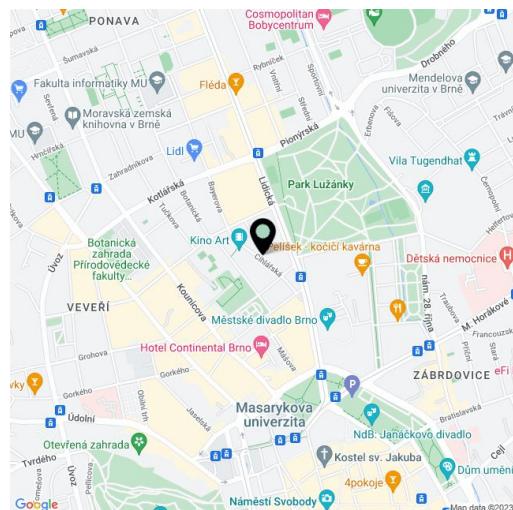


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Total area	162 m ²
Floor area*	120 m ²
Balcony	11 m ²
Terrace	42 m ²
Parking	Garage parking space
Garage	Yes
Cellar	Yes
Service price	included
PENB	G
Reference number	35052



* 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 fully renovated, one-of-a-kind 3-bedroom duplex with 2 bathrooms, 2 terraces, 2 balconies, a parking garage, and the use of a beautiful shared garden as an added bonus is located on the 7th and 8th floor with two private entrances in a new modern building with an elevator. And let's not forget central air-conditioning!

On the lower floor you will find a master bedroom with a large walk-in closet, en-suite bathroom, and terrace, which can easily accommodate a Jacuzzi and a sauna. In addition, there are 2 bedrooms with a shared balcony, a 2nd bathroom (tropical rain shower, bathtub, double sink), a separate toilet, a closet, and a large entrance hall with a staircase leading to the upper floor. The top floor welcomes you with a spacious, open living room, a top-of-the-line kitchen, and a dining room. The living room has two entrances to the southwest-facing terrace and the dining room has access to a northeast-facing balcony where you can entertain your family or guests.

The high standard of the renovation and equipment includes a Loxone smart home system (security, lighting, heating, air-conditioning, exterior blinds, central light switch), wooden Euro windows with double-glazed panes, wooden floors from the Czech manufacturer Princ Parket, security (Class III), Sapeli interior flush doors, underfloor heating, a retractable awning over the terrace, Villeroy & Boch sanitary facilities, Hüppe showers, built-in wardrobes, or automatic staircase lighting. The Hanák handleless kitchen has a Technistone worktop, induction hob, wine storage, a Liebherr fridge and freezer, a Fagor coffee maker and oven, a Siemens dishwasher, a recessed sink, and a Franke hood. Heating by a Buderus air-water heat pump from the central boiler room in the building. The unit has a garage parking space and a cellar, residents have access to a private landscaped garden in the courtyard.

The building is located on a one-way street just a few meters from the recently revitalized Lužánky Park and Tyršův Garden and a few steps away from a tram stop. Schools, shops, restaurants, medical services, a cinema, and a theater are located close-by. The city center is also within walking distance.

Interior 120 m², terraces total 41.8 m², balconies total 10.6 m².

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.

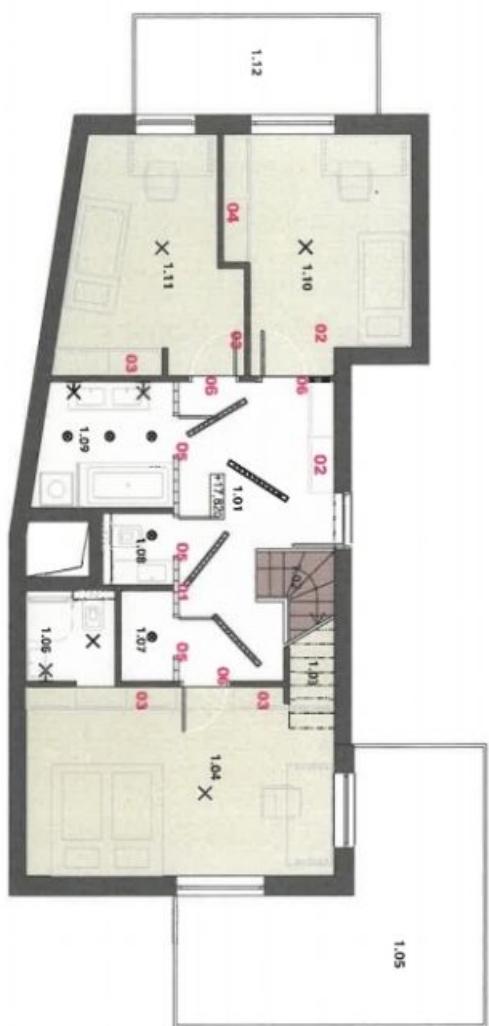


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Půdorys 7. nadzemního podlaží



1.01	Přední chodba	12,47
1.02	Schodiště	1,78
1.03	Koupelna	1,12
1.04	Ložnice	18,33
1.05	Terasa	19,20
1.06	Koupelna	2,50
1.07	Koupelna	1,56
1.08	Toaleta	1,45
1.09	Koupelna	5,41
1.10	Pokoj	12,88
1.11	Pokoj	12,42
1.12	Balkon	7,97
		97,19 m ²

Legenda

Schéma barevnosti



Ústí epoxidová stěnka Belon Flame, CimentDuroMod
Dřevěná mořená podlaha Kahrs Harmony, dub Fog

Dřevěný obklad schodiště, masivní dřevo mořené

Popis předmětu

01 Luxfórová stěna - barva neutrální, polospojitělá, mat
02 Skříň na obléčení + botník - dřevo, barva bílá, lesk
03 Skříň na obléčení - dřevo, zrcadlo, polymernové struktury
04 Police na kniny, poradnice, apod.
05 Zábradlí - ocelová, dveřní křídlo - dřevo, barva červená
06 Zábradlí - dřevěná, barva bílá, dveřní křídlo - dřevo, barva bílá

MEZONETOVÝ BYT CIHLÁŘSKÁ, BRNO

MEZONETOVÝ BYT
CIHLÁŘSKÁ, BRNO
SLOUŽÍ MÍSTĚNU
06/2011

Brno
02 Půdorys 7. nadzemního podlaží
100

Brno
02 Půdorys 7. nadzemního podlaží
100



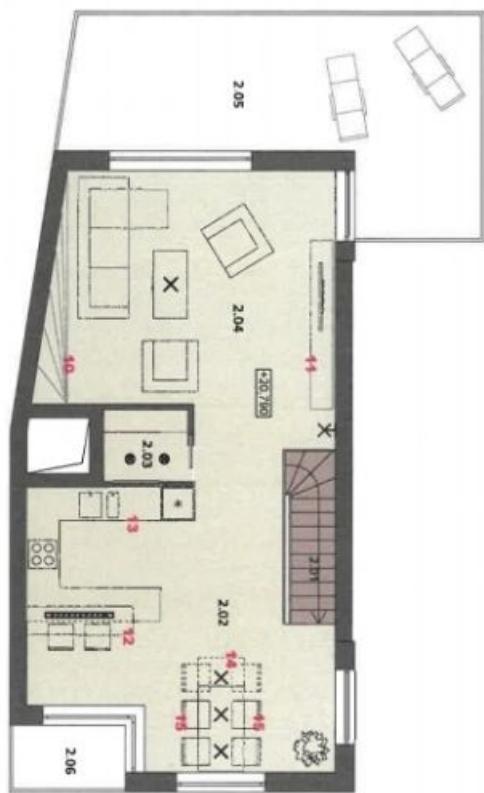
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Půdorys 8. nadzemního podlaží

Varianta 03



Legenda

Schéma barevnosti



Litá epoxidová sůlka Belon-Flame, CementDuNord
Dřevěná mořená podlaha Kährs Harmony, dub Fog
Dřevěný obklad schodiště, masivní dřevo mořené

Popis předmětu

10	Počítačová stěna (hyperbolicky ulžhalo), dřevo, barva černá
11	Audio stěna pro TV, Hi-Fi, apod.
12	Barový pult
13	Kuchyňská linka
14	Jídelní stůl
15	Jídelní židle

MEZONETOVÝ BYT
CIHLÁŘSKÁ, BRNO

Stavba: Interiér
Měsíc: 08/2011

Šířka: 1000 mm
Délka: 1000 mm
Obrázek: 05 Půdorys 8. nadzemního podlaží
Vložit: 1/100

Prague

+420 257 328 281
+420 724 551 238

Brno

+420 543 250 711
+420 724 551 238

Bratislava

+421 948 939 938

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