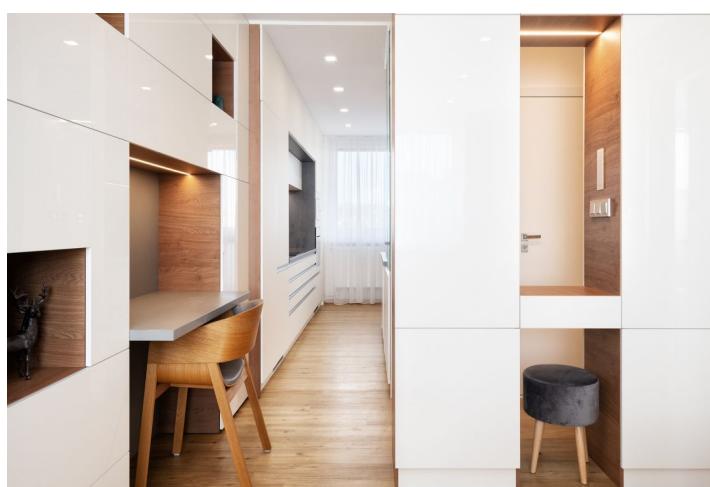




## Apartment One-bedroom (2+kk)

Sold

57 m<sup>2</sup>, Brno-město, Brno - Královo Pole, Galandauerova



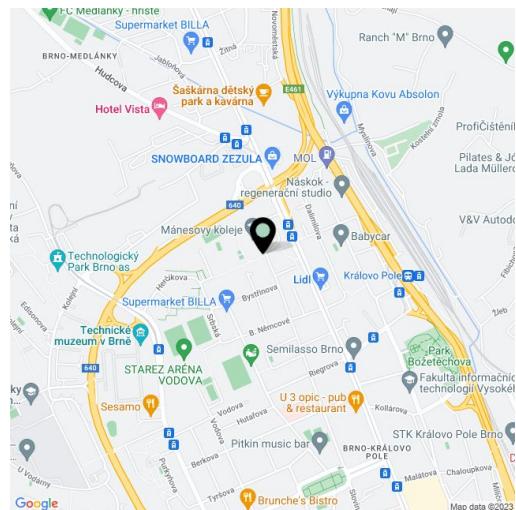


## Apartment One-bedroom (2+kk)

Sold

57 m<sup>2</sup>, Brno-město, Brno - Královo Pole, Galandauerova

Total area	63 m <sup>2</sup>
Floor area*	57 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Loggia	4 m <sup>2</sup>
Parking	Yes
Cellar	-
Service price	included
PENB	C
Reference number	41374



This bright apartment with a modern interior, balcony, loggia, and beautiful views of the Zamilovaný Hájek Forest and Špilberk Castle is located on the top floor of a revitalized panel building with an elevator. In a pleasant location with a full spectrum of services, perfect transport links, and wide range of sports activities.

The layout of the 6th floor apartment is divided into a living room with a kitchen and **glazed loggia**, a bedroom with a **balcony**, a closet accessible from the kitchen, a hallway, and a bathroom (with a toilet, shower, and sink).

The apartment and the building were completely renovated in 2019. Facilities include plastic windows, **veneer interior doors**, vinyl floors in a wood decor, and **large-format tiles** with **underfloor heating** in the **bathroom**. District heating, living room cooled by **air-conditioning**. The interior was created according to the designs of an **interior architect**, who also added plenty of sophisticated storage spaces. Electrolux, Bosch, and Samsung kitchen appliances. Underfloor heating, air-conditioning, and appliances can be controlled via a **smart home system**. The apartment comes with a cellar storage unit. Hassle-free parking in front of the building.

A few steps from away are supermarkets, a pharmacy, a sports hall, tennis courts, a football stadium, or an ice rink. The location has a quick connection to the bike path and hiking trail along the Ponávka Stream or to **Medlánecké Hills Natural Monument**. The **Brno Reservoir** and the **Holedná Game Reserve** are within easy reach, and the ride to the city center takes less than a quarter of an hour by tram or trolleybus from several nearby stops.

Interior 57 m<sup>2</sup>, balconies 4 m<sup>2</sup> and 2 m<sup>2</sup>, cellar 5 m<sup>2</sup>.

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

\* 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.