



## Apartment One-bedroom (2+kk)

Rented

78 m<sup>2</sup>, Brno-město, Brno - střed, Vinařská

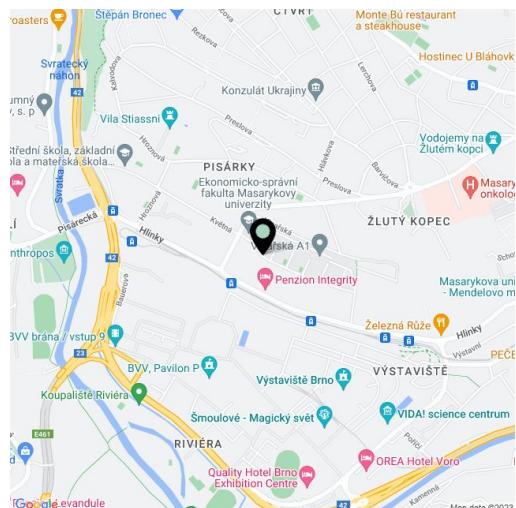




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Total area	89 m <sup>2</sup>
Floor area*	78 m <sup>2</sup>
Terrace	11 m <sup>2</sup>
Parking	Garage parking is available.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for common building charges, water, heating, and electricity consumption CZK 6,500.
PENB	G
Reference number	41854
Available from	Immediately



\* 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 contemporary, high-standard furnished 1-bedroom apartment with a spacious terrace, beautiful green views, and parking, is on the 3rd floor in the modern Hippocrates residential project in the Masarykova čtvrt neighborhood. Facing the courtyard garden, the apartment enjoys perfect privacy and tranquillity. The location offers complete amenities and services, and is well accessible by public transportation; it takes just a few minutes to get to the city center.**

The interior features a living room equipped with Italian and Spanish designer furniture and lighting, a fully fitted open plan kitchen boasting a natural granite kitchen counter, plus access to the terrace. There is a bedroom, a bathroom including a bathtub and a walk-in shower, a separate toilet with a utility room, and an entrance hall with storage space.

Air-conditioning, mineral floor, tiles, central heating, underfloor heating in the bathroom and toilet, floor-to-ceiling windows, Miele washer and dryer, convection oven, dishwasher, cellar (9 m<sup>2</sup>), elevator. A garage parking space is included. Available from the end of June 2023 (or earlier upon agreement).