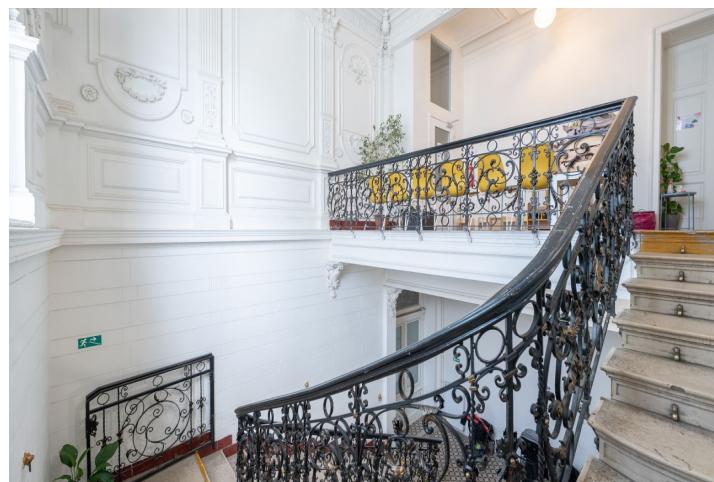




Apartment Studio (1+kk)

Sold

53 m², Brno-město, Brno - střed, Štefánikova



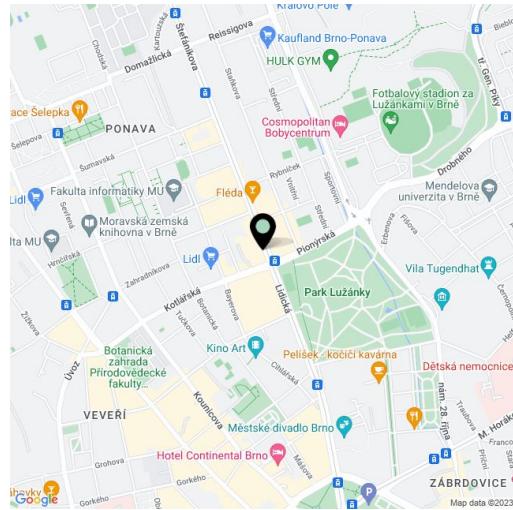


Apartment Studio (1+kk)

Sold

53 m², Brno-město, Brno - střed, Štefánikova

Total area	53 m ²
Parking	-
Cellar	-
Service price	included
PENB	G
Reference number	41987



* 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 new **stylish 1-bedroom apartment with a gallery** is on the 2nd floor of a residential palace built in the 19th century in a prestigious location near **Lužánky Park** by the important Austrian architect Josef Nebehosteny, co-author of the **Mahen Theater**. Due to the high demand for rental apartments in this location, the unit is suitable as an investment.

The **attic apartment** facing the courtyard, conceived as a loft, consists of an open room of about **37 meters with a gallery**, which provides enough space for a kitchen, living, and sleeping area, as well as a bathroom (with a shower, sink, and toilet), and a hallway.

The quality facilities include multi-layer **wooden floors**, hardwood oak moldings, Dakea skylights, fireproof doors, paneled interior doors, **underfloor heating** in the bathroom, large-format tiles by **Story of Stone**, a **Connet air sink** on an **oak wood counter**, a wall-mounted toilet with an AquaBlade system and SoftClose seat, a data socket, or an EPS sensor. District heating from a heating plant; hot water by a boiler. You can rent a **parking space** located behind the building. There is no elevator.

The building is located in an amazing and popular part of the Veverí district. There is a public transport stop right next to the building, and the city center is only 2 tram stops away. All of Brno's **university faculties** are within a short trolley ride. The building is located right by the entrance to the popular **Lužánky Park**, allowing relaxation amongst greenery and sports activities. The district, adjacent to the center of Brno, boasts many important architectural monuments and offers complete civic amenities. The world-famous **Villa Tugendhat** stands in the neighboring district of Černá Pole.

Total usable area 53 m² of which floor are 37.4 m², gallery 15.6 m².

Due to the current situation, the investor reserves the right to make minor adjustments to the standards.



Apartment Studio (1+kk)

Sold

53 m², Brno-město, Brno - střed, Štefánikova

Byt 1+kk

Jednotka č. 836/11

ŠTEFÁNIKOVA 1

1	Obytná miestnosť	28 m ²
2	Koupelňa	4,8 m ²
3	Vstup	4,6 m ²
4	Galerie	15,6 m ²

Podlahová plocha dle Oz

Plocha Galerie

Celková užitná plocha

44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64
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37,4 m²
15,6 m²
53,0 m²

15,6 m²

2

The floor plan illustrates a studio apartment layout. On the left, a bathroom is labeled '2' and features a toilet, a sink, and a shower. To the right of the bathroom is a kitchen area with a sink, a stove, and a small dining table. The main living space is labeled '3' and contains a sofa and a large window. A small balcony is attached to the living room. A central entrance area is labeled '1' and includes a coat closet and a small table.

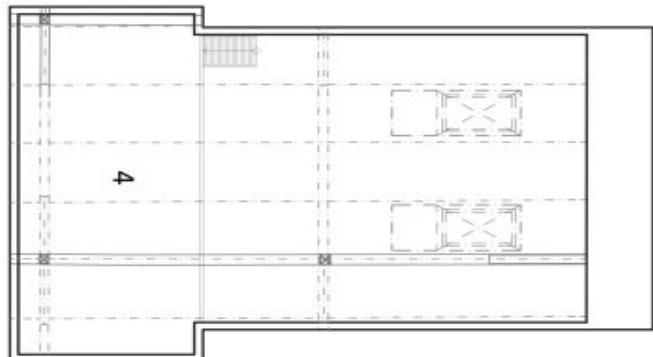


Schéma půdorysu domu představuje dispozici prostorů jednotlivých místností. Kuchyňská linka a nábytek nelisou součástí dříváků domu, zatímco je zobrazen pouze prozornost. Vesnické materiály a informace jsou pouze orientační. Developer si vymrzelé právo na změny a upřesnění.

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