



## Apartment One-bedroom (2+kk)

Sold

61 m<sup>2</sup>, Brno-město, Brno - střed, Štefánikova

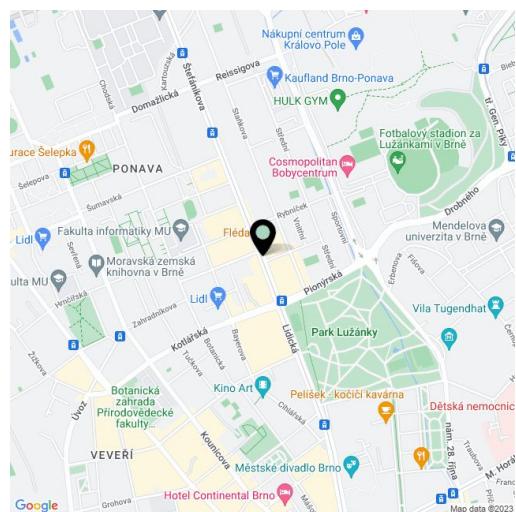




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Total area	61 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	41996



\* 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 two-bedroom stylish duplex semi-residential unit is located on the 2nd floor of a 19th-century residential palace by the prominent Austrian architect Josef Nebehosteny, co-author of the Mahen Theater. Atypical attic apartments are being created in a building with a prestigious location right next to Lužánky Park. Due to the high demand for rental apartments in this location, the unit is suitable as an investment. Temporary price reduction of CZK 900.000.**

The entrance level offers a living room with a preparation for a kitchen, a bathroom (shower, toilet, sink), and a foyer with a utility room. In the gallery at the attic level is a bedroom.

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. The unit comes with a **cellar storage unit**, and you can rent a **parking space** located behind the building. There is no elevator.

The popular Veveří district, in which the apartment is located, is adjacent to the classy **Černá Pole** district and the **city center**. There is a public transport stop right next to the building, all of Brno's **university faculties** are a short distance away by trolleybus. The building is situated right by the entrance to the nicely landscaped **Lužánky Park** with a wide range of sports activities, and the world-famous **Villa Tugendhat** is also within walking distance. The immediate area is full of shops, restaurants, and cafés.

Floor area 60.6 m<sup>2</sup>.

The unit is subject to special legal conditions.

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

Photos of the finished apartment are from the show flat in the project.

The purchase price includes VAT.



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Ateliér-mezonet 2+kk

Jednotka č. 836/18

ŠTEFÁNKOVA 1

1	Obytná místnost	24,2 m <sup>2</sup>
2	Vstup	7,5 m <sup>2</sup>
3	Koupelna	4,9 m <sup>2</sup>
4	Pokoj	24,0 m <sup>2</sup>

## Podlahová plocha dle OZ

### Celková užitná plocha

Sklep č.009

60,6 m<sup>2</sup>  
60,6 m<sup>2</sup>  
4,8 m<sup>2</sup>

483

483

Schéma půdorysu domu představuje dispozici řešení genotok. Kuchyňská linka a nábytek nejsou součástí dříváků domu, zatímco je zobrazeno pouze pro názornost. Všechny materiály a informace jsou pouze orientační. Developeri si všechno zde využijí a upřesní.

