



Apartment building

839 m², Brno, Brno-střed, Hlinky

€ 2 428 167 | CZK 60 000 000





Apartment building

839 m², Brno, Brno-střed, Hlinky

€ 2 428 167 | CZK 60 000 000

Total gross floor area of the building	976 m²
Total net leasable area of the building	839 m²
Plot	321 m²
Foot print	239 m²
Parking	-
Cellar	18 m²
Reference number	103714

This apartment building, with a net floor area of nearly 850 m² and the potential for expansion is located in a prestigious area in the Staré Brno district, in the suburbs of Špilberk and close to Mendlovo Square or the exhibition grounds.

Key investment criteria

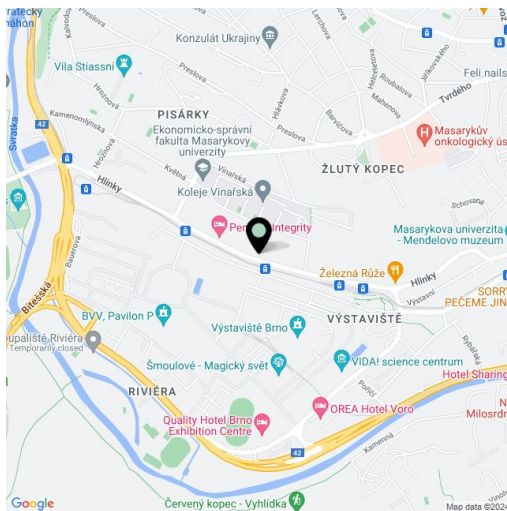
- gross floor area 975 m²
- current **net floor area 839 m²**
- the current annual income from accommodation for students amounts to CZK 1,822,000
- potential of building another floor and/or renovation and rent increase
- **lucrative location** in the wider center of Brno
- **share deal**

Property description

- brick building
- 5 floors and an attic
- basement 17.8 m², ground floor 156.1 m², 1st floor 166 m², 2nd floor 174.9 m², 3rd floor 179.6 m², 4th floor 162.8 m², attic 118.9 m²
- **suitable for reconstruction**; last reconstruction date 1991
- windows face southeast towards the street and northwest towards a green slope
- ventilation of the ground and 1st floors in the back section via English courtyards
- **casement windows** to the courtyard area with bars
- heating with radiators connected to a gas boiler, new storage tanks for hot water
- electrical installations and switchboards within the building after reconstruction
- **no elevator**

Location

The building is located in the immediate vicinity of exhibition grounds and a short distance from Mendlovo Square. A kindergarten and the Masaryk





Apartment building

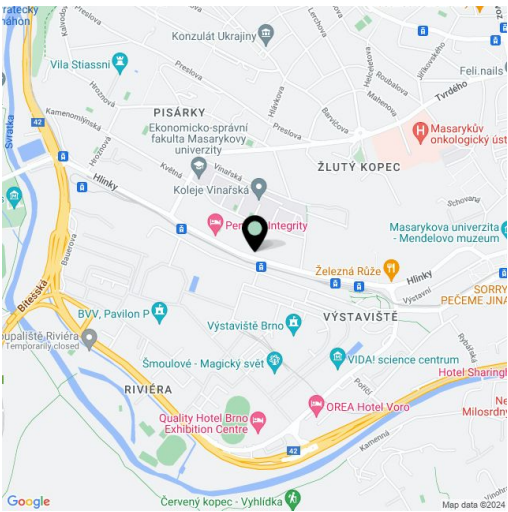
839 m², Brno, Brno-střed, Hlinky

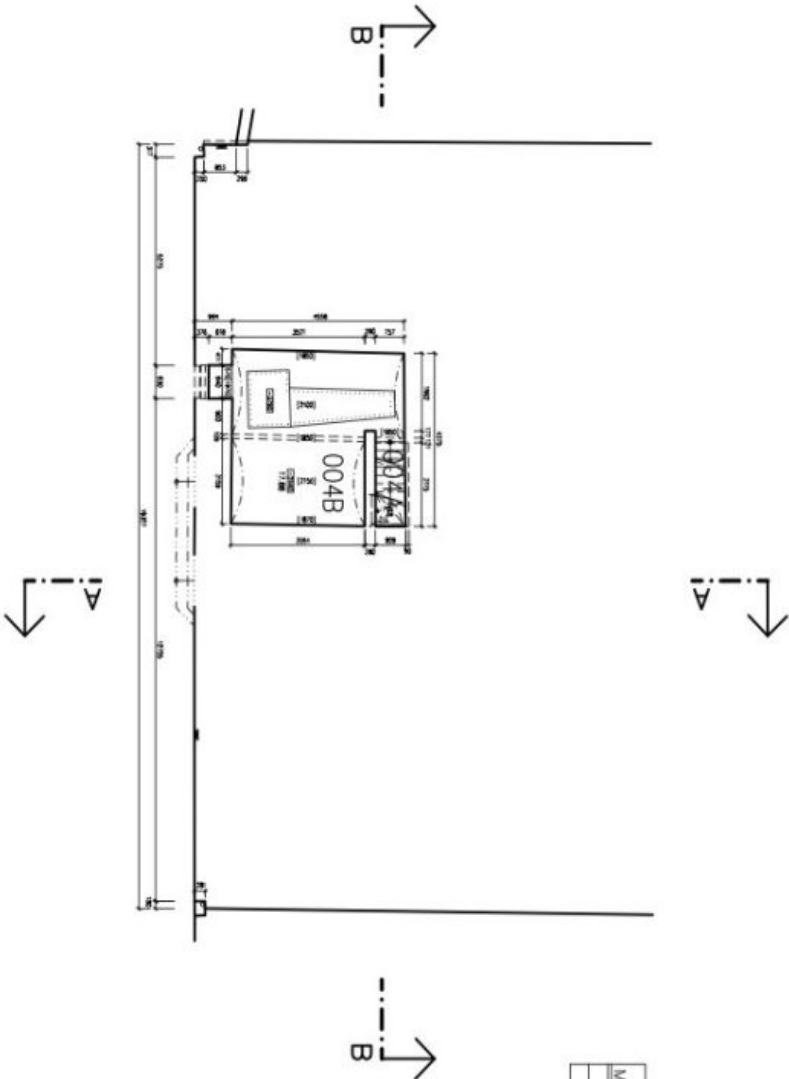
€ 2 428 167 | CZK 60 000 000

Total gross floor area of the building	976 m²
Total net leasable area of the building	839 m²
Plot	321 m²
Foot print	239 m²
Parking	-
Cellar	18 m²
Reference number	103714

University campus are nearby, and Špilberk Castle is within walking distance. Excellent transport accessibility is ensured by trolleybuses, trams, and buses, and by car it is possible to drive to the Pisarecký tunnel and the Hlinky tunnel in a short time.

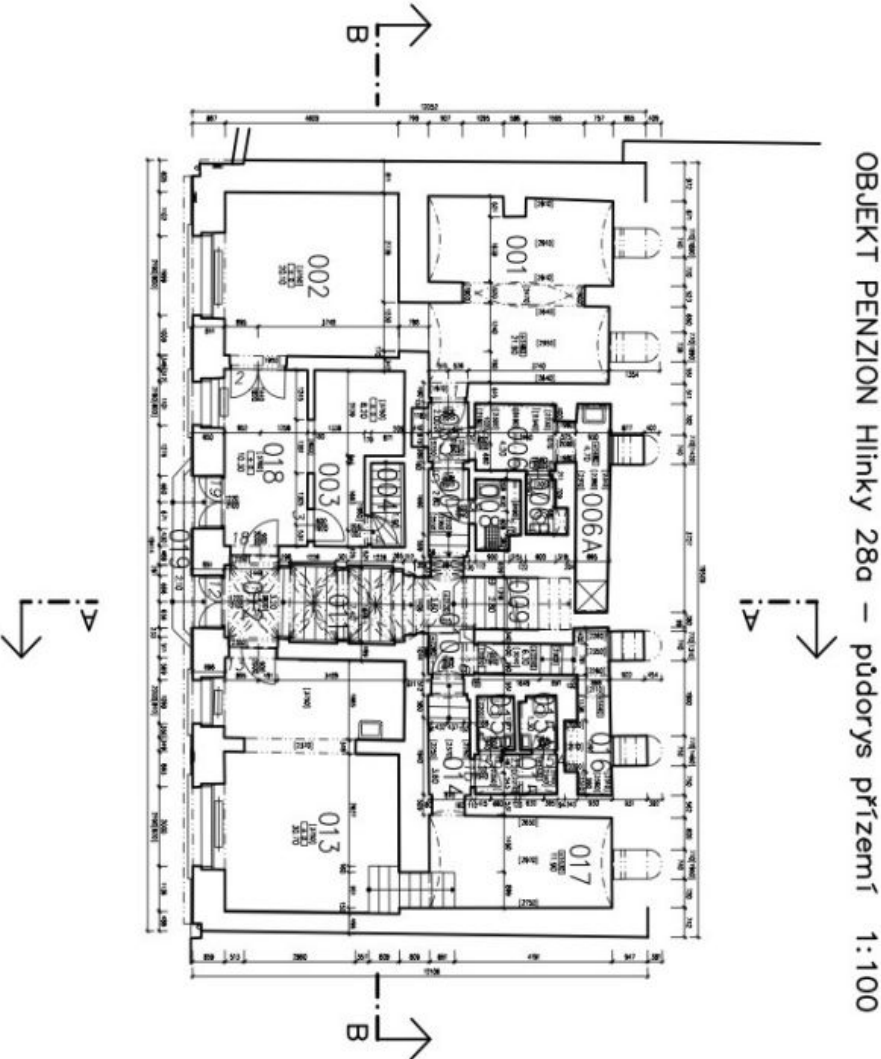
Gross floor area 975 m², net floor area 839 m², built-up area 239 m², land 321 m².



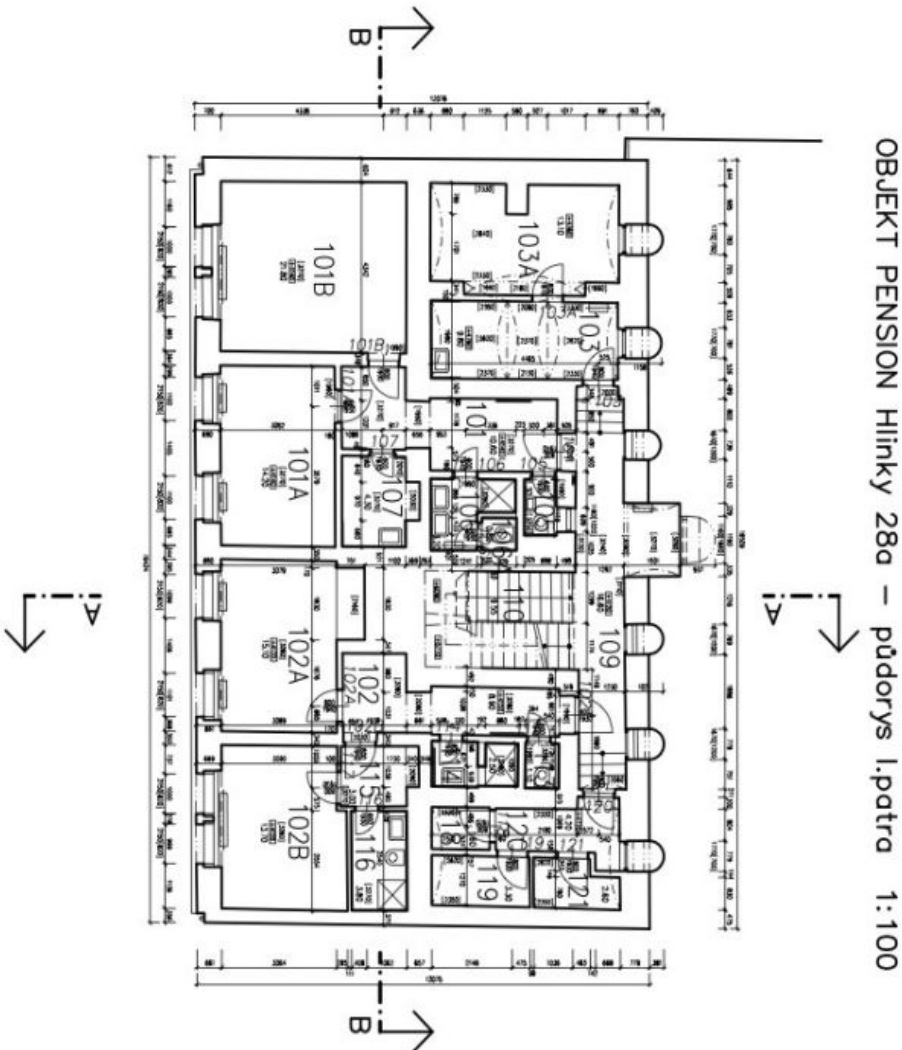


OBJEKT PENSION Hlinky 28a – půdorys suterénu 1:100

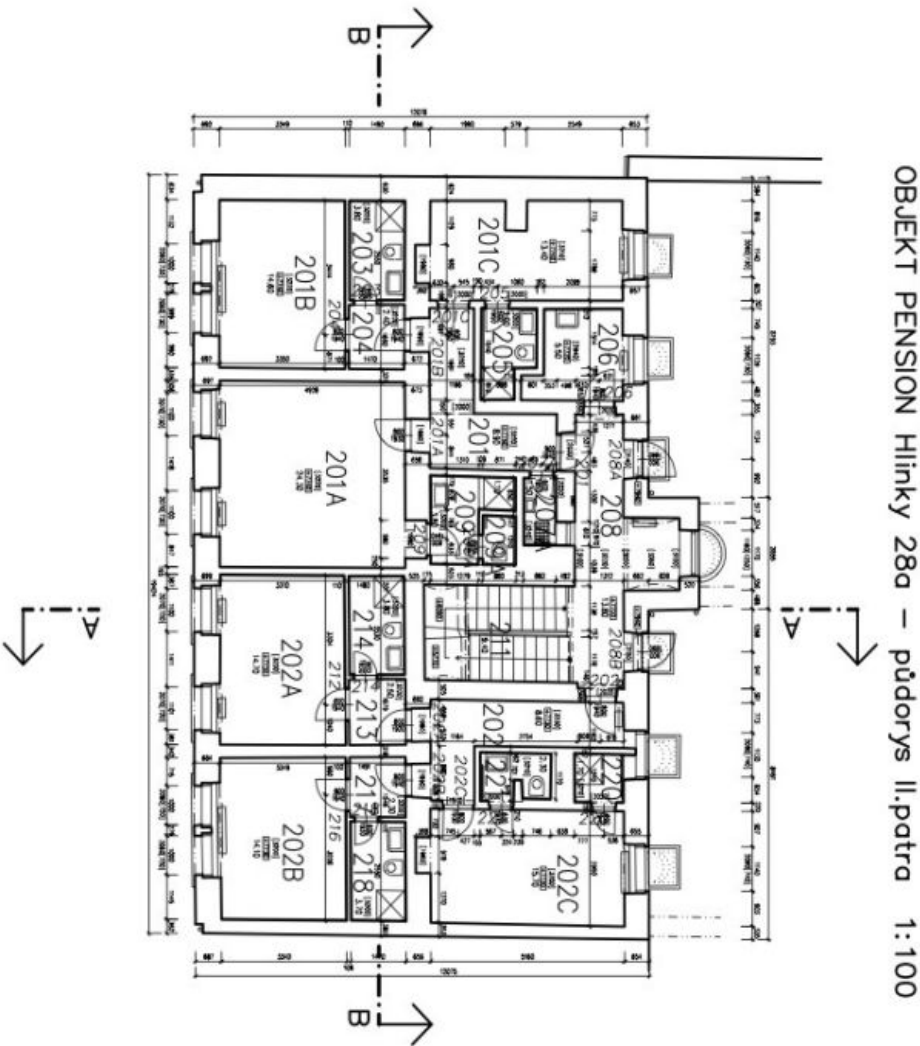
LEGENDA ÚČELU MÍSTNOSTI			
ČÍSLO MÍSTNOSTI	OZN. MÍSTN.	ÚČEL MÍSTNOSTI	PL. OCHA m²
004A	0.01	SCHODIŠTĚ	1,68
004B	0.02	SKLEP	17,88



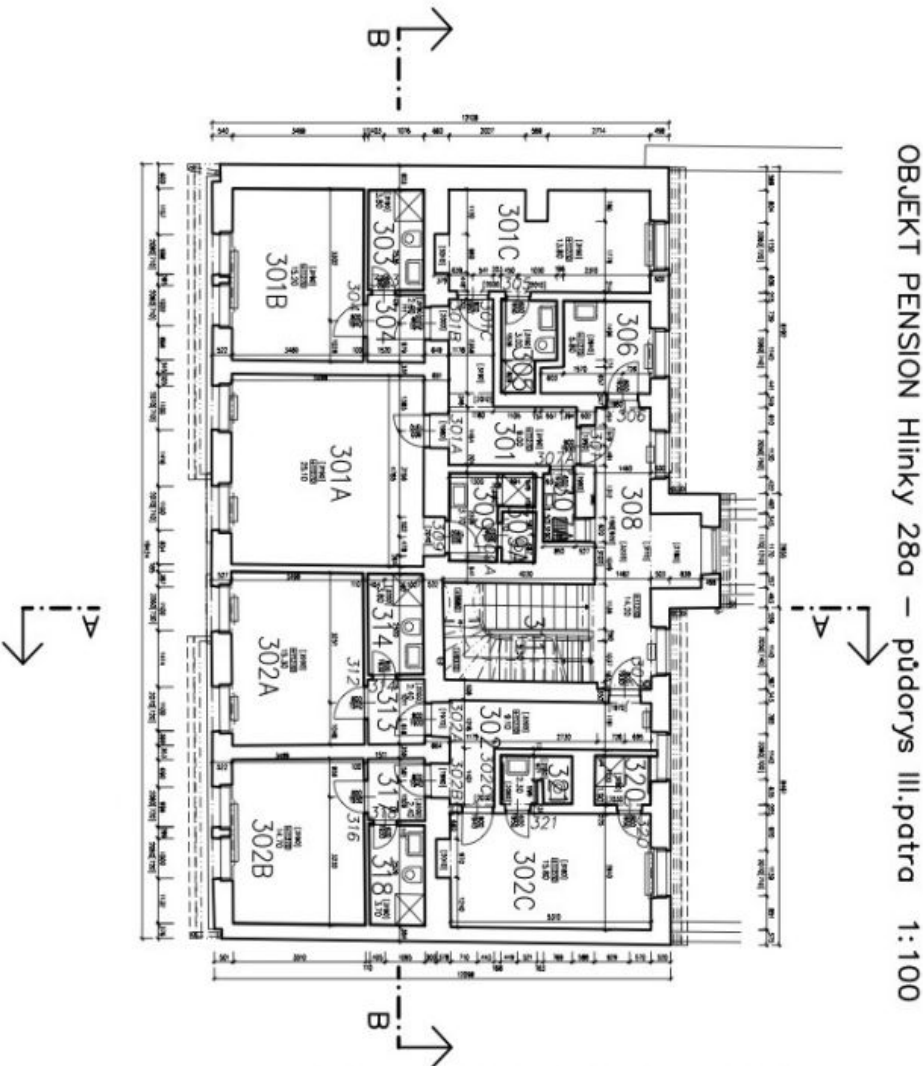
LEGENDA ÚČELU MÍSTNOSTI		
OZN. MÍSTNOSTI	ÚČEL MÍSTNOSTI	PLŮCHA m²
001	KOTELNA	21.90
002	SALONEK	20.10
003	RECEPCE	8.20
004	SCHODIŠTĚ	1.90
005	CHODBA	2.00
006	CHODBA	4.20
006A	UMÝVÁRNA SE SPRCHOU	4.70
006B	WC-KABINA	1.40
007	CHODBA	2.80
008	ÚKLADOVÁ KOMPRA	2.10
009	SCHODIŠTĚ	2.80
010	CHODBA	3.60
011	SCHODIŠTĚ	7.40
012	ZADVĚRÍ	3.20
013	JÍDELNA	30.70
014	CHODBA	3.60
015	WC-PŘEDSÍN	2.20
015A	WC	1.30
015B	WC	1.40
016	SKLAD	6.30
017	PŘÍPRAVNA JÍDEL	11.90
018	CHODBA	10.30
019	VENKOVNÍ SCHODIŠTĚ	2.10



LEGENDA ÚČELU MÍSTNOSTI		
ČÍSLO MÍSTNOSTI	ČÍSLO ÚČEL MÍSTNOSTI	PLOCHA m²
103A	SKLAD	13.10
101B	POKOU	21.80
103	DEKNI MÍSTNOST	9.80
101	CHODBA	10.60
105	WC-KABINA	1.30
106	UMYVÁRNA	3.20
106A	UMYVÁRNA KOMORA	0.80
107	KUCHYNKA	4.30
107A	LOŽNICE	14.20
109	CHODBA	16.60
110	SCHODIŠTĚ	9.55
102A	POKOU	15.10
102	CHODBA	8.90
113	WC-KABINA	1.10
114	UMYVÁRNA	2.50
115	PŘEDSÍN	3.00
116	UMYVÁRNA A WC	3.80
102B	POKOU	13.70
118	SKLAD	1.60
119	CHODBA	3.50
120	CHODBA	4.20
121	SKLAD	2.60



LEGENDA ÚČELU MÍSTNOSTI			PLOCHA
ČÍSLO MÍSTNOSTI	OZN. MÍSTN.	ÚČEL MÍSTNOSTI	m ²
201C	3.01	POKOJ	13.40
201B	3.02	POKOJ	14.60
203	3.03	UMÝVÁRNA A WC	3.80
204	3.04	ZÁVĚRÍ	2.40
205	3.05	UMÝVÁRNA	3.00
206	3.06	KUCHYNKA	5.50
201	3.07	CHODBA	8.90
207A	3.07A	OKLADOVÁ KOMORA	1.50
208	3.08	CHODBA	13.80
209	3.09	UMÝVÁRNA	3.80
209A	3.09A	WC-KABINA	1.10
201A	3.10	POKOJ	24.30
211	3.11	SCHODIŠTĚ	9.40
202A	3.12	POKOJ	14.70
213	3.13	ZÁVĚRÍ	2.50
214	3.14	UMÝVÁRNA A WC	3.80
202	3.15	CHODBA	8.60
202B	3.16	POKOJ	14.10
217	3.17	ZÁVĚRÍ	2.30
218	3.18	UMÝVÁRNA A WC	3.70
202C	3.19	POKOJ	15.70
220	3.20	SPRCHA	1.70
221	3.21	WC	2.30



LEGENDA ÚČELU MÍSTNOSTI			
MÍSTNOSTI	4.00	4.01	PLOCHA m ²
301C	4.01	POKOJ	13.80
301B	4.02	POKOJ	15.20
303	4.03	UMYVÁRNA A WC	3.80
304	4.04	ZADVĚŘI	2.60
305	4.05	UMYVÁRNA A WC	3.00
306	4.06	KUCHYŇKA	5.80
301	4.07	CHODBA	9.00
307A	4.07A	OKLIDOVÁ KOMORA	1.50
308	4.08	CHODBA	14.20
309	4.09	UMYVÁRNA	3.70
309A	4.09A	WC-KABINA	1.10
301A	4.10	POKOJ	25.10
311	4.11	SCHODIŠTĚ	9.40
302A	4.12	POKOJ	15.30
313	4.13	ZADVĚŘI	2.40
314	4.14	UMYVÁRNA A WC	3.80
302	4.15	CHODBA	9.10
302B	4.16	POKOJ	14.70
317	4.17	ZADVĚŘI	2.40
318	4.18	UMYVÁRNA A WC	3.70
302C	4.19	POKOJ	15.80
320	4.20	SPRCHA	1.90
321	4.21	WC	2.30