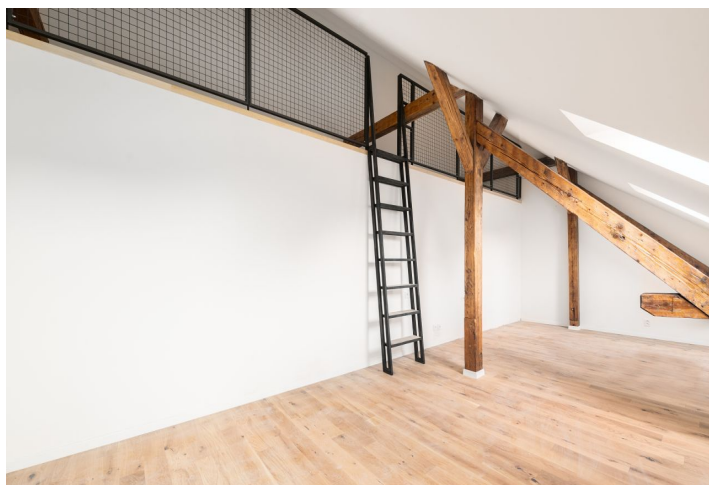




## Apartment One-bedroom (2+kk)

€ 277 722 | CZK 6 950 000

93 m², Brno, Brno - střed, Štefánikova





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€ 277 722 | CZK 6 950 000

93 m², Brno, Brno - střed, Štefánikova

Total area	93 m²
Parking	-
Cellar	-
PENB	G
Reference number	41989

This new stylish duplex semi-residential unit with a gallery is on the 2nd floor of a residential palace built in the 19th century in the spirit of late Historicism 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. Temporary price reduction of CZK 800.000

The dominant feature of the apartment is the spacious living room with a **gallery** facing the **courtyard**, a preparation for a kitchen, a bedroom, a bathroom (shower, toilet, sink), a utility room, 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. The unit comes with a **cellar storage unit**, and you can rent a **parking space** located behind the building. There is no elevator.

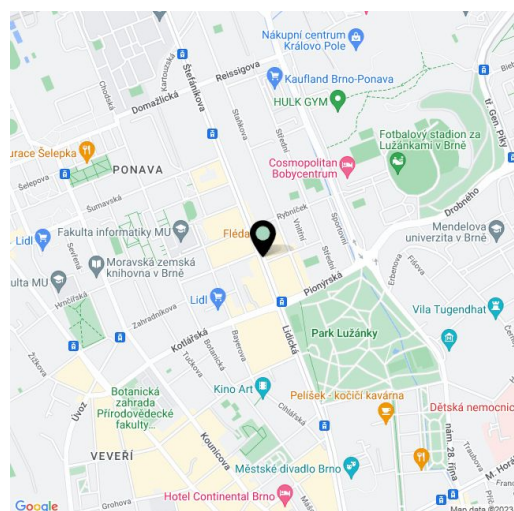
The building is located in a sought-after part in the Veverí district, right next to a public transport stop from where you can get to the city center in a short time, and all of Brno's **university faculties** are within a short trolley bus ride. The building is located right by the entrance to the **nicely landscaped Lužánky Park** with a wide range of **sports activities**, and the world-famous **Villa Tugendhat** is also within walking distance. The district boasts many important architectural monuments and offers complete civic amenities.

Total usable area 93.2 m², of which floor area 70.3 m², gallery 22.9 m².

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.



\* 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.



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93 m², Brno, Brno - střed, Štefánikova

Ateliér 2+kk

Jednotka č. 836/13

### ŠTEFÁNIKOVA 1

1	Pokoj	21,8 m²
2	Obytná místnost	35,7 m²
3	Koupelna	4,9 m²
4	Vstup	7,9 m²
5	Galerie	22,9 m²

Podlahová plocha dle OZ  
70,3 m²  
Plocha Galerie  
22,9 m²  
Celková užitná plocha  
93,2 m²  
Sklep č.004  
5,1 m²

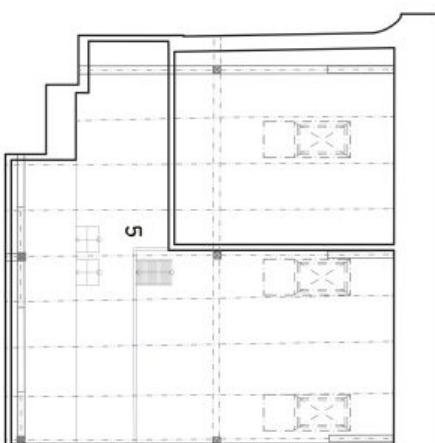
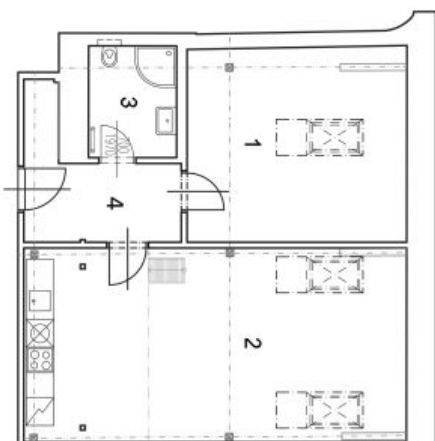
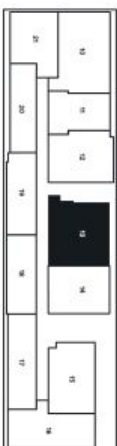


Schéma půdorysu domu představuje dispoziční řešení jednotky. Kuchyňská linka a nábytek nejsou součástí dodávky domu, zařízení je zobrazeno pouze pro názornost. Veškeré materiály a informace jsou pouze orientační. Developer si vyhrazuje právo na změny a upřesnění.

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