



## Apartment Five-bedroom (6+1)

Sold

184 m<sup>2</sup>, Brno, Ponava, Štefánikova





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Total area	193 m <sup>2</sup>
Floor area*	184 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Loggia	5 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	100524

**This incredibly spacious apartment with high ceilings, a balcony, and a loggia is the only one on the 3rd floor of a classic brick apartment building from the turn of the 19th and 20th centuries. The building with an elevator is located near Lužánky Park in an elegant part of Brno with a complete infrastructure.**

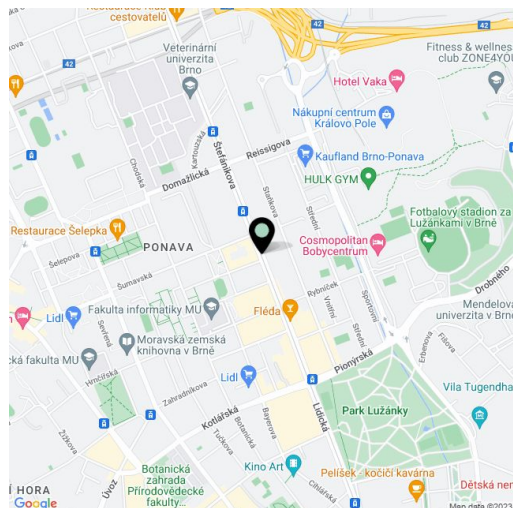
The almost two-hundred-meter area of the apartment consists of a living room, a kitchen with a dining room, 4 large rooms, a bathroom, 2 separate toilets, a closet, a walk-in wardrobe, and a large hallway. **The balcony and loggia face the quiet green courtyard.**

The current floor area of the apartment was created in 1997 by joining two neighboring units. Facilities include original casement **wooden windows, parquet** and tiled floors. The ceiling height is **3.6 m**. The apartment is heated by a gas boiler. The apartment comes with **2 large cellars** (8 sq. m. and 20 sq. m.). The size of the apartment ensures space to create comfortable family living or re-dividing it into a smaller and larger unit. Its location high on the 3rd floor guarantees privacy from the hustle and bustle of the street. The building is planning to **replace the elevator in 2023**; parking is possible on the street in front of the building in the blue zone for residents.

**A great location** with excellent access to the city center by tram and bus. There are supermarkets and other shops, pharmacies, schools including **several high schools**, restaurants, and cafes in the immediate vicinity, and it is close to a **swimming pool, winter stadium, and tennis courts**. Just a few steps away is the **beautifully landscaped Lužánky Park**, with children's playgrounds and other sports opportunities.

Floor area 183.5 m<sup>2</sup>, balcony 4.2 m<sup>2</sup> and loggia 5.1 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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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1 Chodba	11,0 m <sup>2</sup>
2 Kuchyň	16,0 m <sup>2</sup>
3 Pokoj	18,1 m <sup>2</sup>
4 Obývací pokoj	23,8 m <sup>2</sup>
5 Pracovna	16,7 m <sup>2</sup>
6 Šatna	5,6 m <sup>2</sup>
7 Chodba	11,0 m <sup>2</sup>
8 Pokoj	26,2 m <sup>2</sup>
9 Pokoj	16,7 m <sup>2</sup>
10 Pokoj	17,8 m <sup>2</sup>
11 Koupelna	9,9 m <sup>2</sup>
12 Šatna	4,6 m <sup>2</sup>
13 WC	1,3 m <sup>2</sup>
14 WC	1,3 m <sup>2</sup>
15 Balkón	4,2 m <sup>2</sup>
16 Balkón	5,1 m <sup>2</sup>

