



## Apartment building

430 m<sup>2</sup>, Brno-město, Brno-město, Mečová

Ask for price





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Total gross floor area of the building	490 m <sup>2</sup>
Total net leasable area of the building	430 m <sup>2</sup>
Plot	121 m <sup>2</sup>
Foot print	121 m <sup>2</sup>
Parking	-
Cellar	60 m <sup>2</sup>
PENB	G
Reference number	102765

An investment offer of a historic house with a net floor area of approx. 430 sq. m. This thoroughly renovated building with an exceptional designer staircase by the world-renowned architect Eva Jiříčná stands in a lucrative location in the pedestrian zone near the Zelný Market, close to Velký Špalíček and the Old Town Hall.

### Key investment criteria

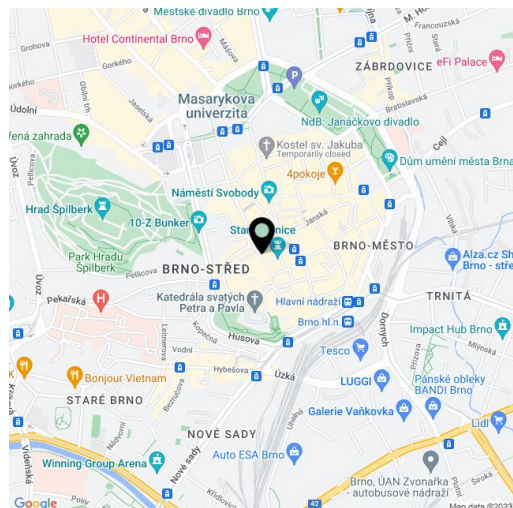
- net floor area 429.6 sq. m.
- entire building leased at market rent
- a total of 3 tenants (companies)
- monthly income CZK 158,500 + VAT
- **completely expensively reconstructed** respecting the historical character of the property
- excellent location
- the commercial premises feature a designer staircase made of metal and glass by Eva Jiříčná
- sale by **transfer of real estate** (asset deal)

### Property description

- 5 above-ground and 1 underground floors
- elevator and spiral staircase
- 1st underground floor: utility room, kitchen, dressing room, toilets
- ground floor: 2 non-residential spaces (retail)
- 1st floor: non-residential space (retail)
- 2nd floor: 1 apartment (2-bedroom, 82 sq. m.)
- 3rd floor: 1 duplex apartment (4-bedroom, 121 sq. m.)
- 4th floor: on the upper floor are duplex units and another residential unit (1 bedroom, 50.7 sq. m.)
- approved as an **apartment building**
- gas heating
- new wooden windows, tiled floors
- plot area 121 sq. m.

### Location

An attractive place right in the **historical core of Brno**, a few steps from the **Zelný Market**, **Velký Špalíček** shopping and entertainment centre, the **Husa na provázku theatre**, the **Old Town Hall**, the **Cathedral of Sts. Peter and Paul** and other monuments. A tram stop is about a 2-minute walk away. Restaurants, cafes, clubs, bistros, shops, and multiple services





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are in the immediate vicinity.

