



## Apartment building

839 m<sup>2</sup>, Brno-město, Brno-střed, Hlinky

Ask for price





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Total gross floor area of the building	976 m <sup>2</sup>
Total net leasable area of the building	839 m <sup>2</sup>
Plot	321 m <sup>2</sup>
Foot print	239 m <sup>2</sup>
Parking	-
Cellar	18 m <sup>2</sup>
PENB	G
Reference number	103714

This apartment building, with a net floor area of nearly 850 m<sup>2</sup> 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

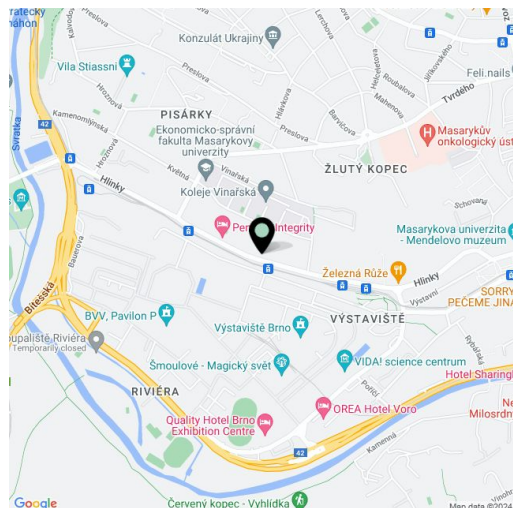
- gross floor area 975 m<sup>2</sup>
- current net floor area 839 m<sup>2</sup>
- the current annual income from accommodation for students amounts to CZK 2,200,000 Kč
- potential of building another floor and/or renovation and rent increase
- **lucrative location** in the wider center of Brno
- **share deal**

### Property description

- brick building
- 5 floors and an attic
- basement 17.8 m<sup>2</sup>, ground floor 156.1 m<sup>2</sup>, 1st floor 166 m<sup>2</sup>, 2nd floor 174.9 m<sup>2</sup>, 3rd floor 179.6 m<sup>2</sup>, 4th floor 162.8 m<sup>2</sup>, attic 118.9 m<sup>2</sup>
- **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





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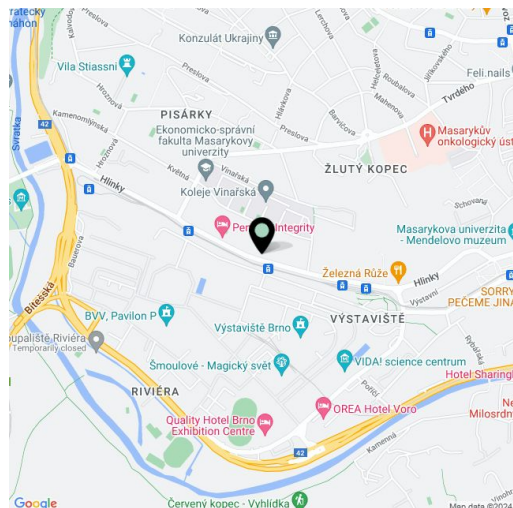
839 m<sup>2</sup>, Brno-město, Brno-střed, Hlinky

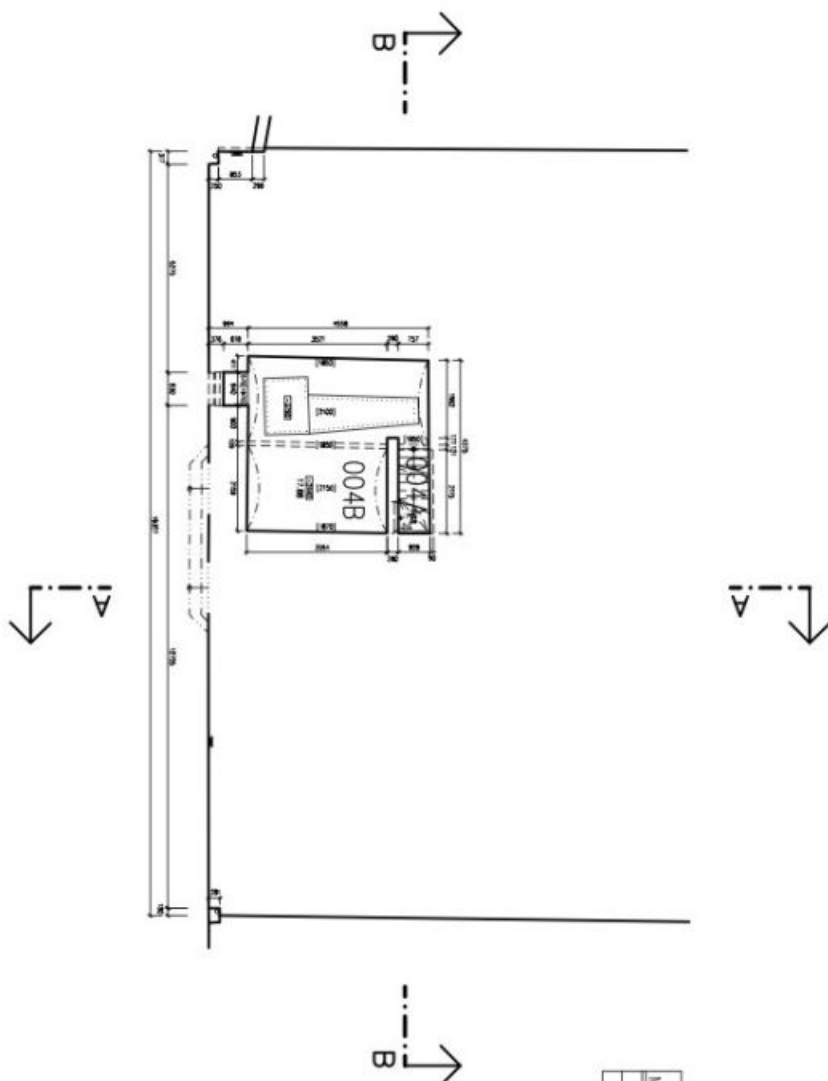
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University campus are nearby, and Špilberk Castle is within walking distance. Excellent transport accessibility is ensured by trolleybuses, trams, and buses, and by car it is possible to drive to the Pisarecký tunnel and the Hlinky tunnel in a short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

Gross floor area 975 m<sup>2</sup>, net floor area 839 m<sup>2</sup>, built-up area 239 m<sup>2</sup>, land 321 m<sup>2</sup>.

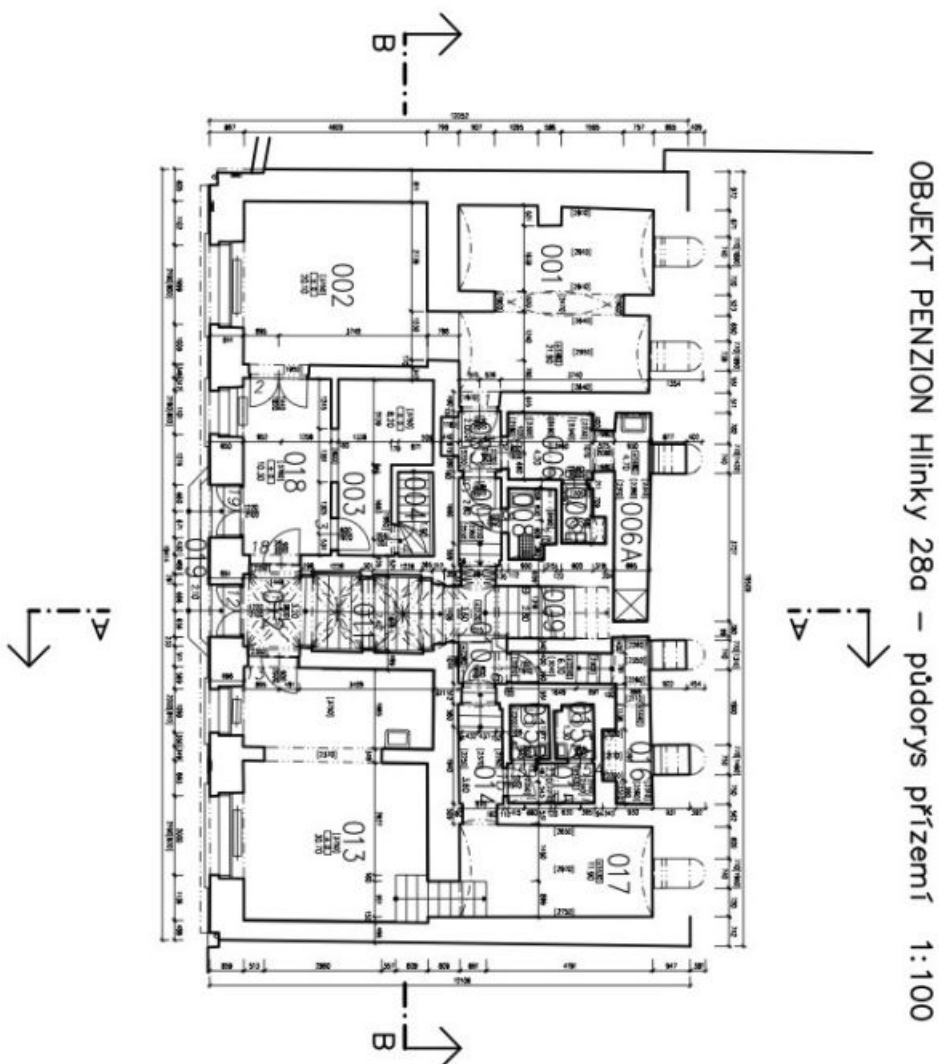




OBJEKT PENSION Hlinky 28a – půdorys suterénu 1:100

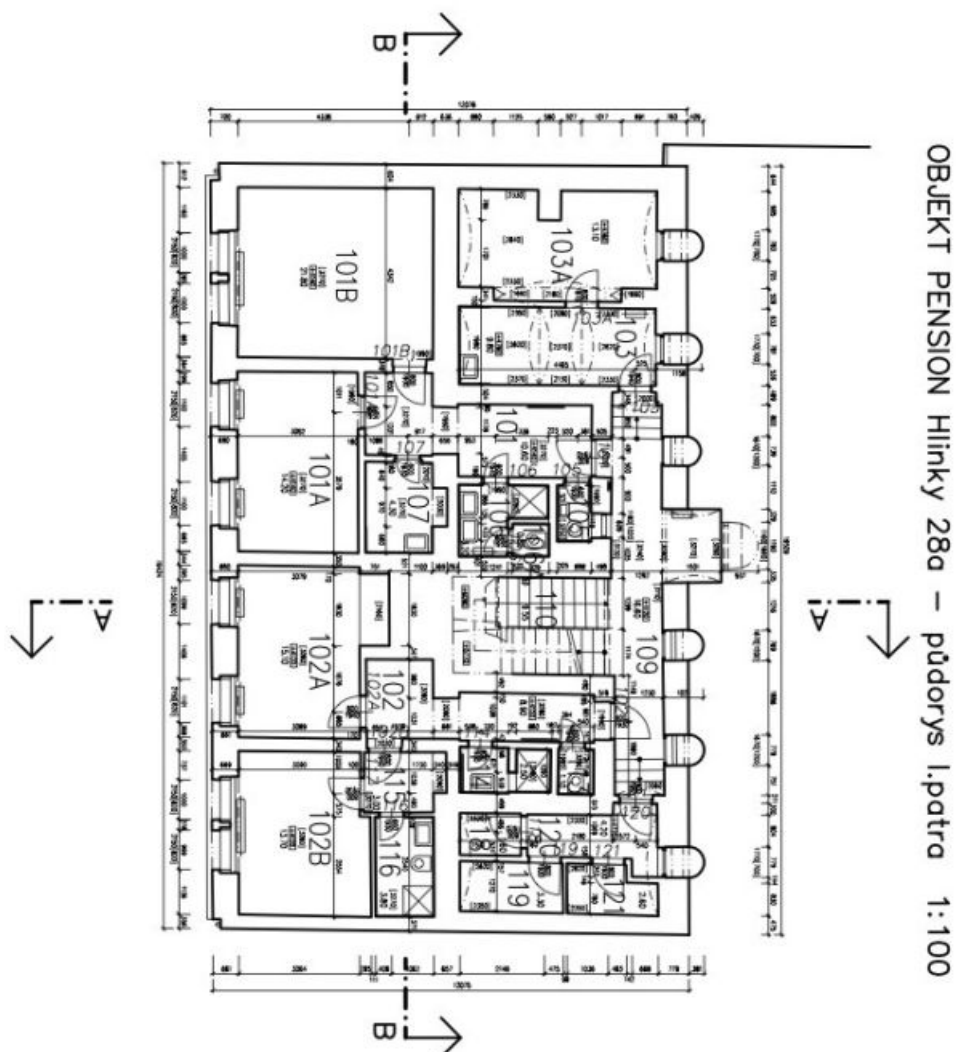
## LEGENDA ÚČELU MÍSTNOSTI

ČÍSLO MÍSTNOSTI	OZN. MÍSTN.	ÚČEL MÍSTNOSTI	PLOCHA m <sup>2</sup>
004A	0.01	SCHODIŠTĚ	1,68
004B	0.02	SKLEP	17,88



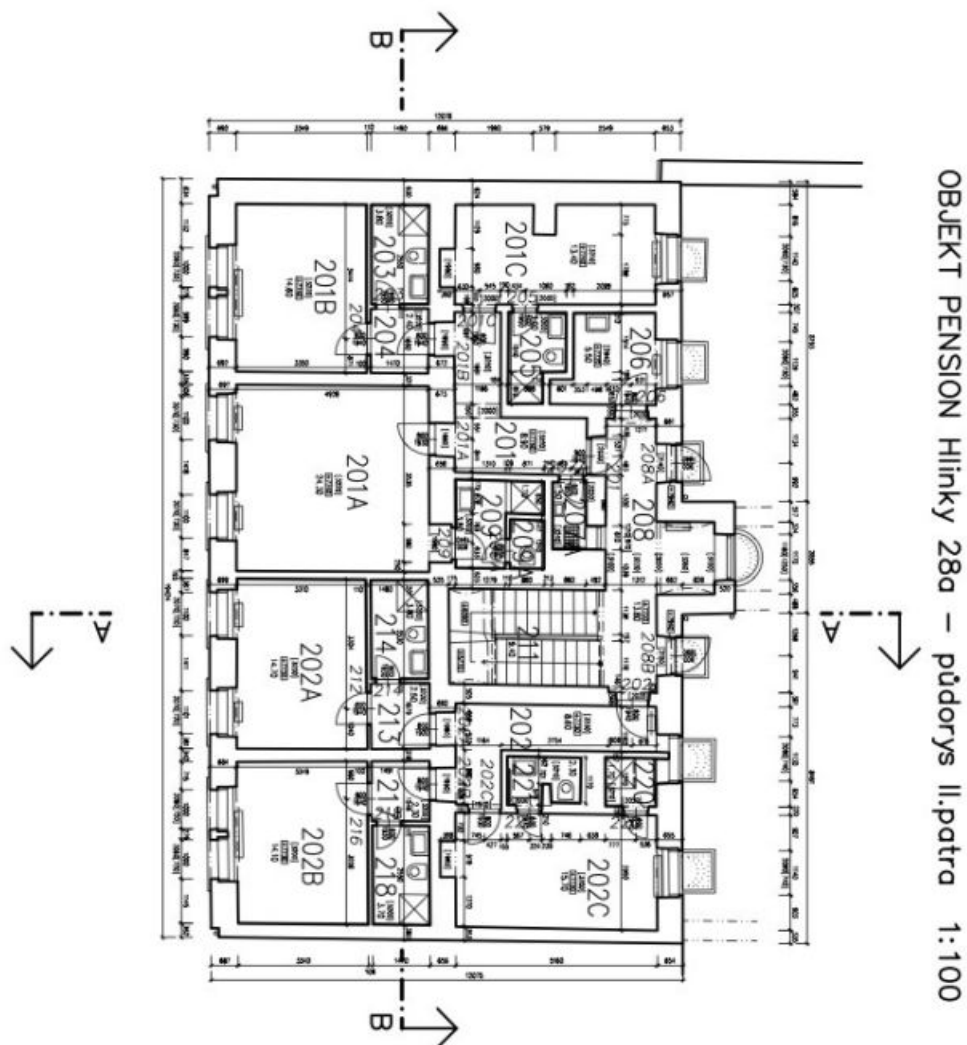
## LEGENDA ÚČELU MÍSTNOSTI

MÍSTNOSTI	1.00	OZN. MÍSTN.	ÚČEL MÍSTNOSTI	PLOCHA m <sup>2</sup>
001	1.01	KOTELNA		21.90
002	1.02	SALONEK		20.10
003	1.03	RECEPCE		8.20
004	1.04	SCHODIŠTĚ		1.90
005	1.05	CHODBA		2.00
006	1.06	CHODBA		4.20
006A	1.06A	UMÝVÁRNA SE SPŘECHOU		4.70
006B	1.06B	WC-KABINA		1.40
007	1.07	CHODBA		2.80
008	1.08	ÚKLIDOVÁ KOMPRA		2.10
009	1.09	SCHODIŠTĚ		2.80
010	1.10	CHODBA		3.60
011	1.11	SCHODIŠTĚ		7.40
012	1.12	ZADVĚŘI		3.20
013	1.13	JIDELNA		30.70
014	1.14	CHODBA		3.60
015	1.15	WC-PŘEDSIN		2.20
015A	1.15A	WC		1.30
015B	1.15B	WC		1.40
016	1.16	SKLAD		6.30
017	1.17	PŘÍPRAVNA JIDEL		11.90
018	1.18	CHODBA		10.30
019	1.19	VENKOVNÍ SCHODIŠTĚ		2.10

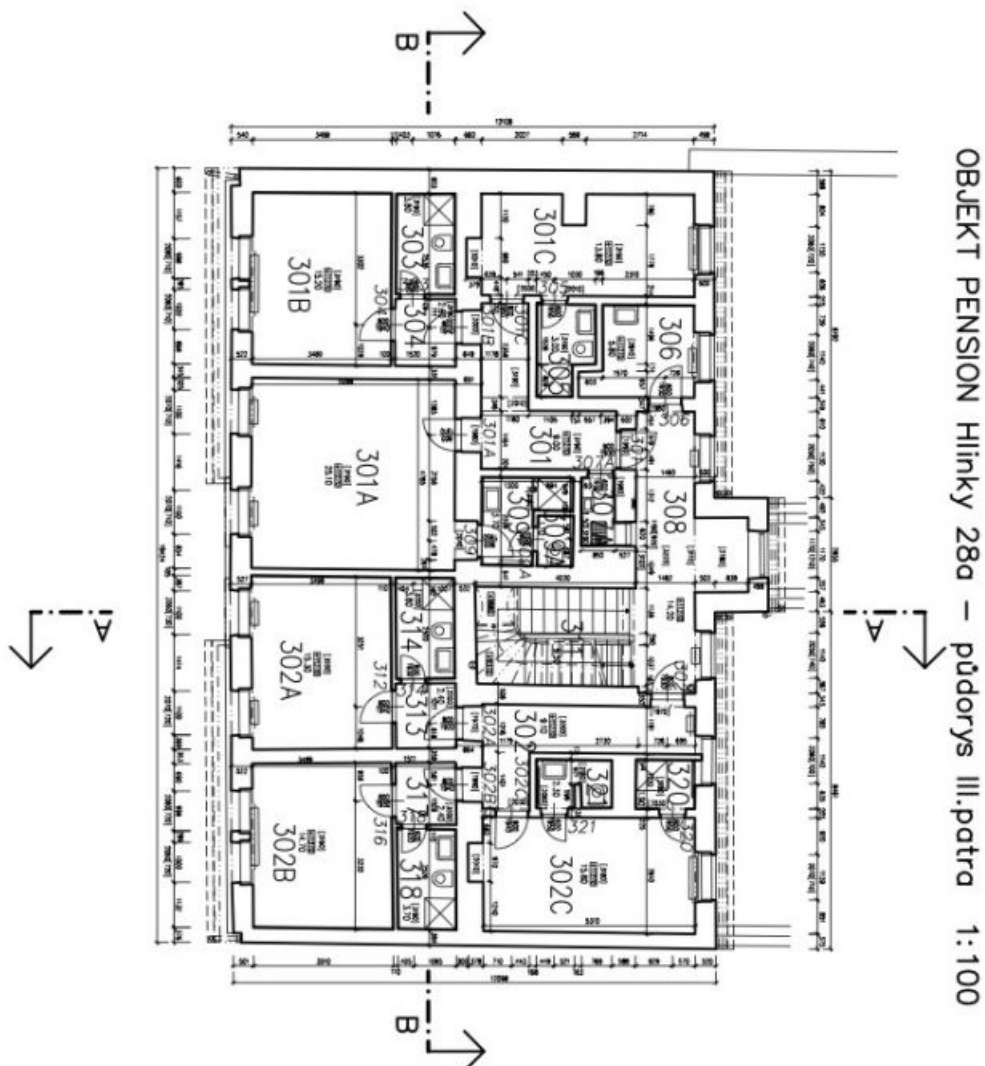


LEGENDA ÚČELU MÍSTNOSTI

ČÍSLO MÍSTNOSTI	ČZ.N. MÍSTN.	ÚČEL MÍSTNOSTI	PLOCHA m <sup>2</sup>
103A	2.01	SKLAD	13.10
101B	2.02	POKOU	21.80
103	2.03	DENNÍ MÍSTNOST	9.80
101	2.04	CHODBA	10.60
105	2.05	WC-KABINA	1.30
106	2.06	UMÝVÁRNA	3.20
106A	2.06A	UKLIDOVÁ KOMORA	0.80
107	2.07	KUCHYNKA	4.30
101A	2.08	LOŽNICE	14.20
109	2.09	CHODBA	16.60
110	2.10	SCHODIŠTĚ	9.55
102A	2.11	POKOU	15.10
102	2.12	CHODBA	8.90
113	2.13	WC-KABINA	1.10
114	2.14	UMÝVÁRNA	2.50
115	2.15	PŘEDSÍŇ	3.00
116	2.16	UMÝVÁRNA A WC	3.80
102B	2.17	POKOU	13.70
118	2.18	SKLAD	1.60
119	2.19	SKLAD	3.30
120	2.20	CHODBA	4.20
121	2.21	SKLAD	2.60



ČÍSLO MÍSTNOSTI	OZN. MÍSTN.	ÚČEL MÍSTNOSTI	PLOCHA m <sup>2</sup>
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	KUCHYŇKA	5,50
201	3.07	CHODBA	8,90
207A	3.07A	ÚKLIDOVÁ KOKORNA	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	SCHODIŠŤE	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	ÚČEL MÍSTNOSTI	PLOCHA m <sup>2</sup>
4.00		
301C	POKŮJ	13.80
301B	POKŮJ	15.20
303	UMYVÁRNA A WC	3.80
304	ZADVĚŘI	2.60
305	UMYVÁRNA A WC	3.00
306	KUCHYŇKA	5.80
301	CHODBA	9.00
307A	ÚKLIDOVÁ KOMORA	1.50
308	CHODBA	14.20
309	UMYVÁRNA	3.70
309A	WC-KABINA	1.10
301A	POKŮJ	25.10
311	SCHODIŠTĚ	9.40
302A	POKŮJ	15.30
313	ZADVĚŘI	2.40
314	UMYVÁRNA A WC	3.80
302	CHODBA	9.10
302B	POKŮJ	14.70
317	ZADVĚŘI	2.40
318	UMYVÁRNA A WC	3.70
302C	POKŮJ	15.80
320	SPRCHA	1.90
321	WC	2.30