



## 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

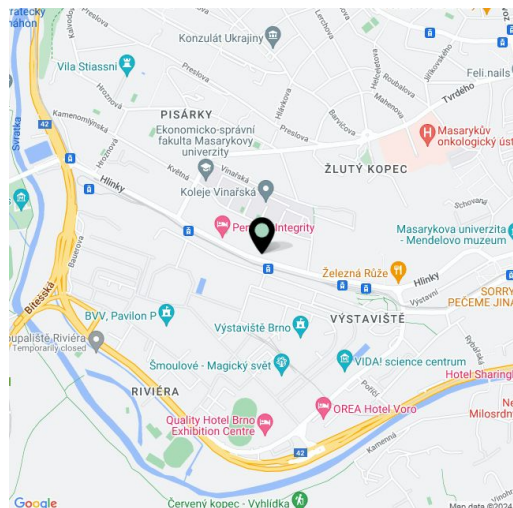
- gross floor area 975 m<sup>2</sup>
- current net floor area 839 m<sup>2</sup>
- the current annual income from accommodation for students amounts to CZK 2,200,000 Kč
- potential of building another floor and/or renovation and rent increase
- **lucrative location** in the wider center of Brno
- **share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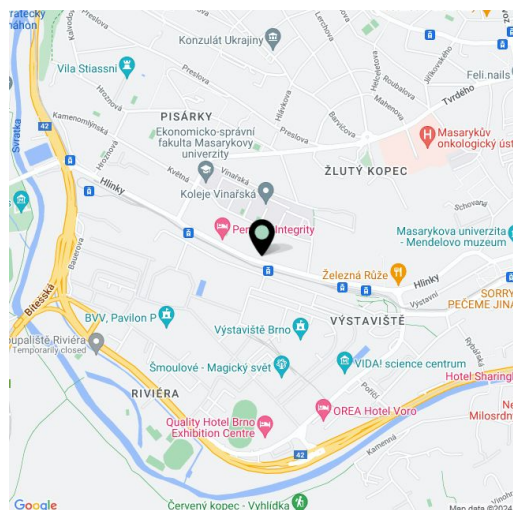
839 m<sup>2</sup>, Brno-město, Brno-střed, Hlinky

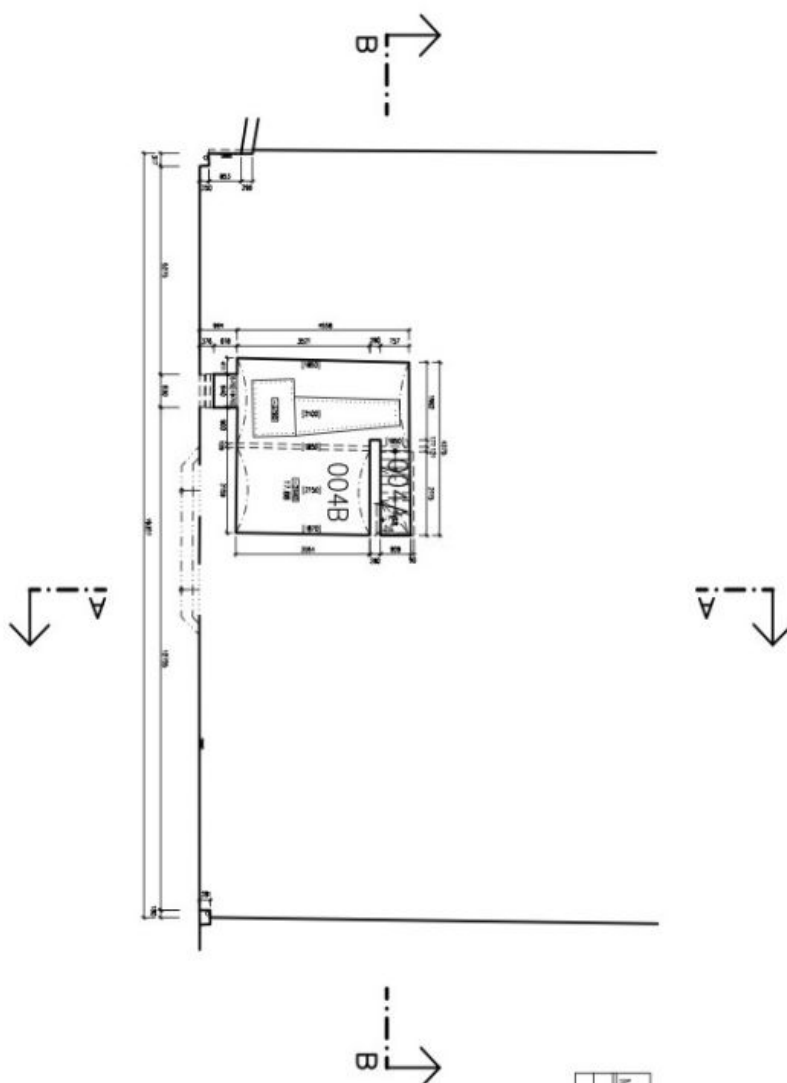
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University campus are nearby, and Špilberk Castle is within walking distance. Excellent transport accessibility is ensured by trolleybuses, trams, and buses, and by car it is possible to drive to the Pisarecký tunnel and the Hlinky tunnel in a short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

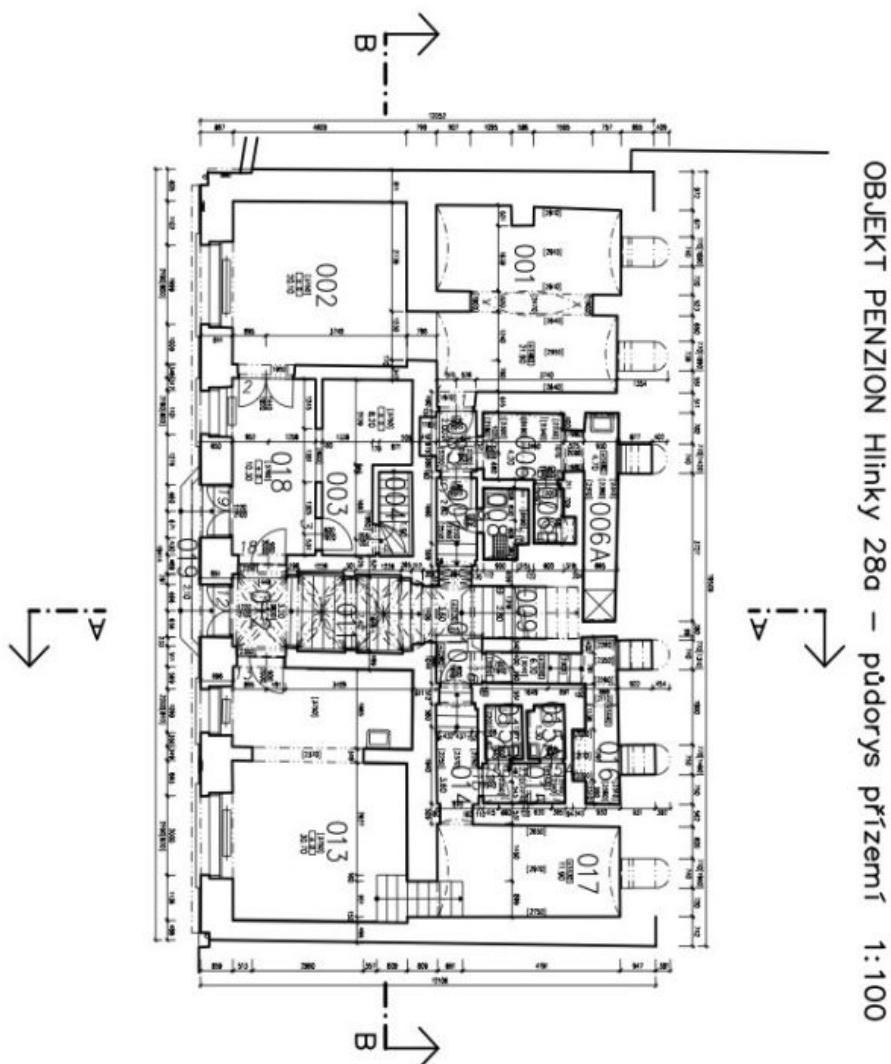
Gross floor area 975 m<sup>2</sup>, net floor area 839 m<sup>2</sup>, built-up area 239 m<sup>2</sup>, land 321 m<sup>2</sup>.





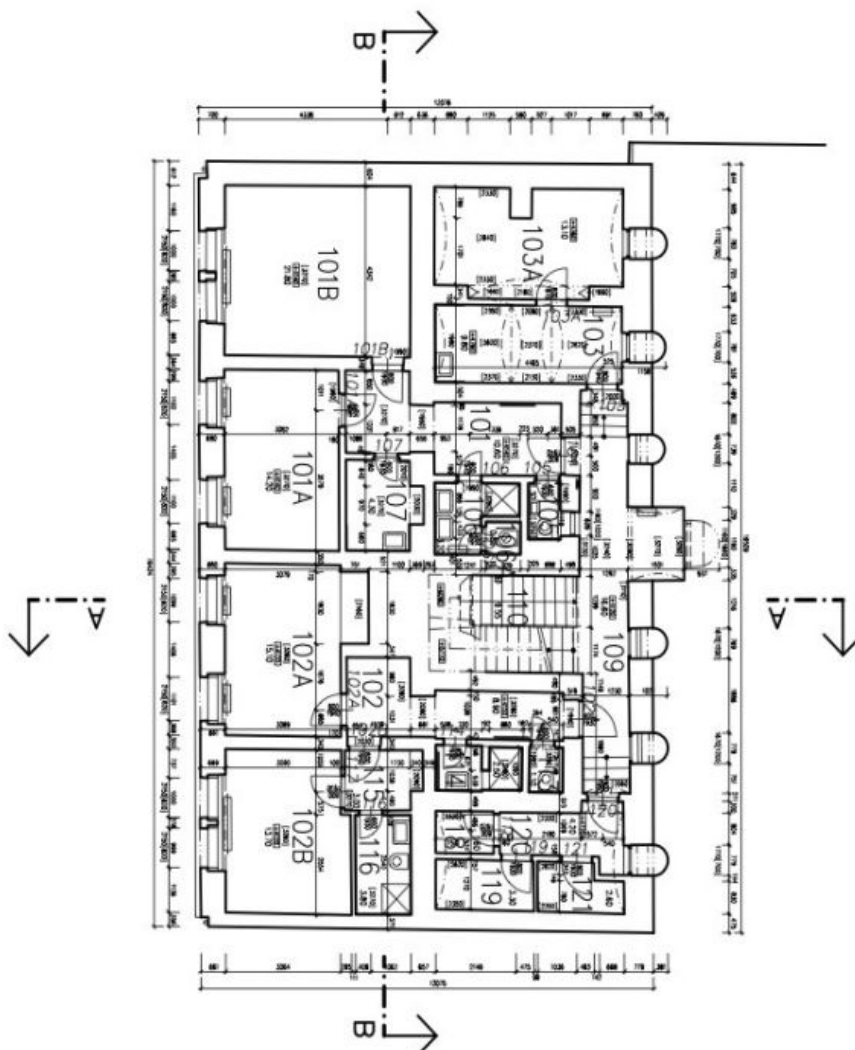
OBJEKT PENSION Hlinky 28a – půdorys suterénu 1:100

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



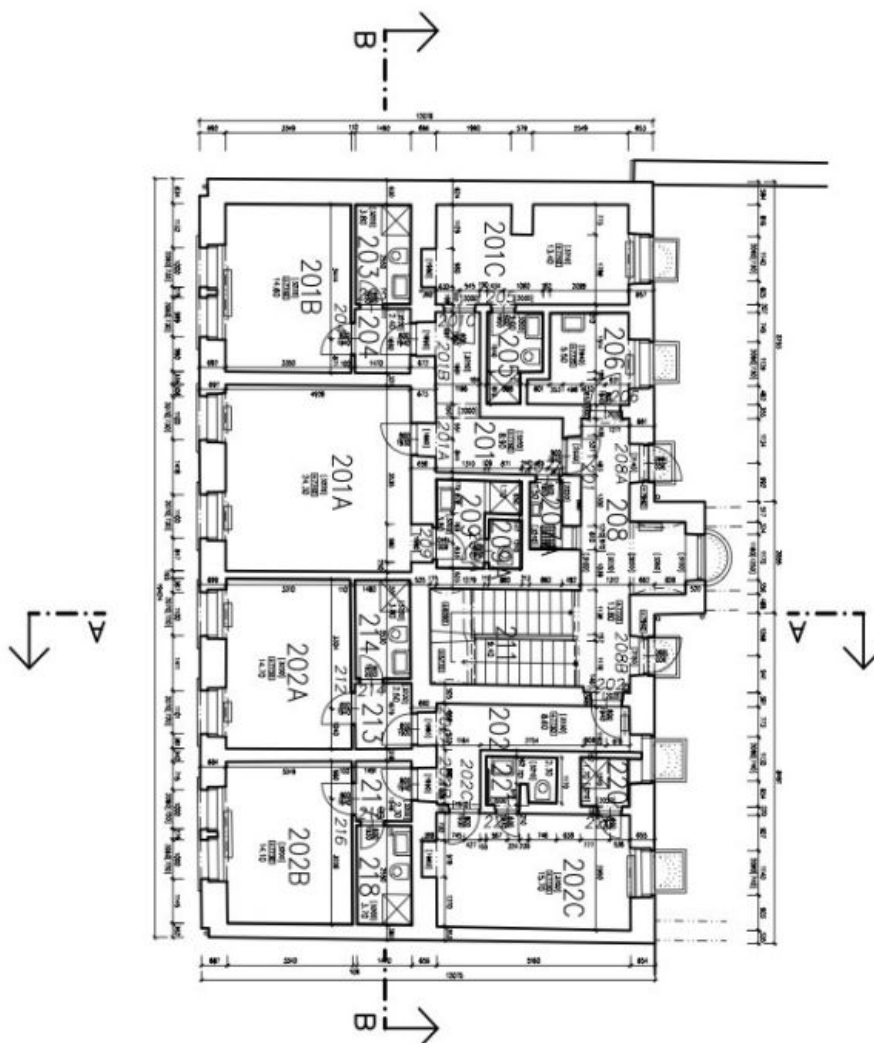
LEGENDA ÚČELU MÍSTNOSTI

MÍSTNOSTI	1.00 OZN. MÍSTN.	ÚČEL MÍSTNOSTI	PLOCHA m <sup>2</sup>
001	1.01	KOTELNA	21.90
002	1.02	SALONK	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	UMYVÁRNA SE SPRCHOU	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	PŘÍPRAVNÁ JIDEL.	11.90
018	1.18	CHODBA	10.30
019	1.19	VENKOVNÍ SCHODIŠTĚ	2.10



OBJEKT PENSION Hlinky 28a – půdorys 1.patra 1:100

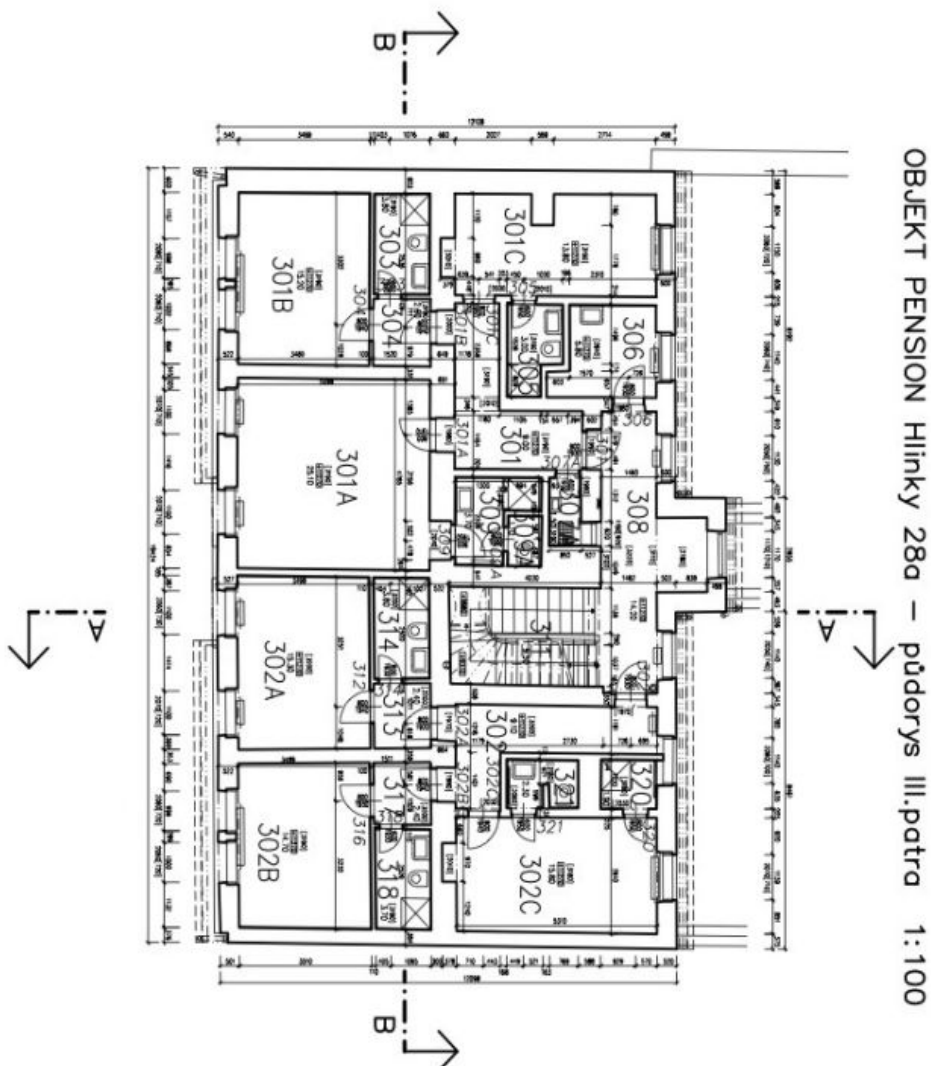
ČÍSLO MÍSTNOSTI	OZN. ÚČEL MÍSTNOSTI	PLOCHA m <sup>2</sup>
103A	SKLAD	13.10
101B	POKOU	21.80
103	DĚLNÍ MÍSTNOST	9.80
101	CHODBA	10.60
105	WC-KABINA	1.30
106	UMÝVÁRNA	3.20
106A	UKLIDOVÁ KOMORA	0.80
107	KUCHYNKA	4.30
101A	LOŽNICE	14.20
109	CHODBA	16.60
110	SCHODIŠTĚ	9.55
102A	POKOU	15.10
102	CHODBA	8.90
113	WC-KABINA	1.10
114	UMÝVÁRNA	2.50
115	PŘEDSÍN	3.00
116	UMÝVÁRNA A WC	3.80
102B	POKOU	13.70
118	SKLAD	1.60
119	SKLAD	3.50
120	CHODBA	4.20
121	SKLAD	2.60



OBJEKT PENSION Hlinky 28a – půdorys II.patra 1:100

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

LEGENDA ÚČELU MÍSTNOSTI



LEGENDA ÚČELU MÍSTNOSTÍ

MÍSTNOSTI	4.00 MÍSTN.	ÚČEL MÍSTNOSTI	PLŮCHA m <sup>2</sup>
301C	4.01	POKŮJ	13.80
301B	4.02	POKŮJ	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	ÚKLIDOVÁ KOMORA	1.50
308	4.08	CHODBA	14.20
309	4.09	UMYVÁRNA	3.70
309A	4.09A	WC-KABÍNA	1.10
301A	4.10	POKŮJ	25.10
311	4.11	SCHODIŠTĚ	9.40
302A	4.12	POKŮJ	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	POKŮJ	14.70
317	4.17	ZADVĚŘI	2.40
318	4.18	UMYVÁRNA A WC	3.70
302C	4.19	POKŮJ	15.80
320	4.20	SPRCHA	1.90
321	4.21	WC	2.30