



Apartment building

839 m², Brno-město, Brno-střed, Hlinky

Ask for price





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839 m², Brno-město, Brno-střed, Hlinky

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

This apartment building, with a net floor area of nearly 850 m² 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

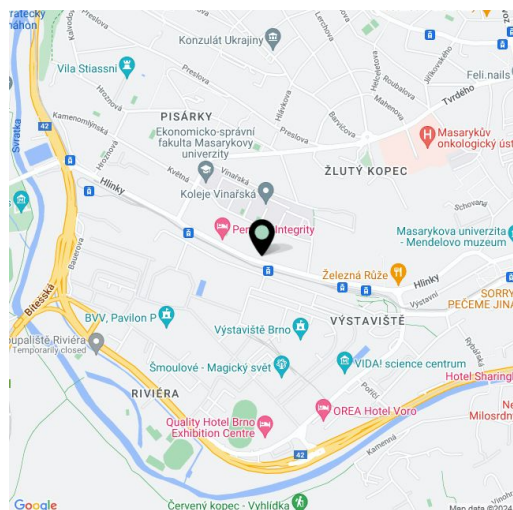
- gross floor area 975 m²
- current net floor area 839 m²
- the current annual income from accommodation for students amounts to CZK 2,200,000 Kč
- potential of building another floor and/or renovation and rent increase
- **lucrative location** in the wider center of Brno
- **share deal**

Property description

- brick building
- 5 floors and an attic
- basement 17.8 m², ground floor 156.1 m², 1st floor 166 m², 2nd floor 174.9 m², 3rd floor 179.6 m², 4th floor 162.8 m², attic 118.9 m²
- **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





Apartment building

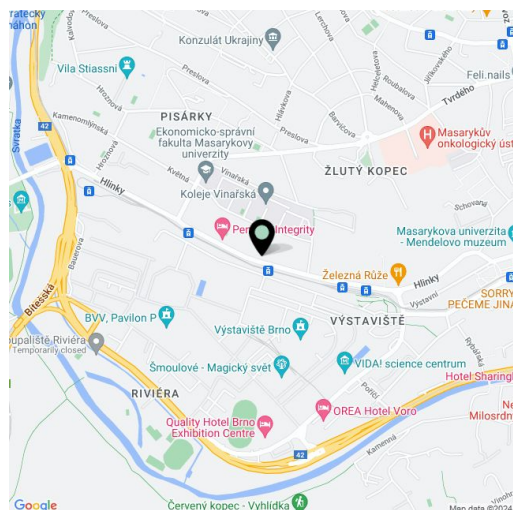
839 m², Brno-město, Brno-střed, Hlinky

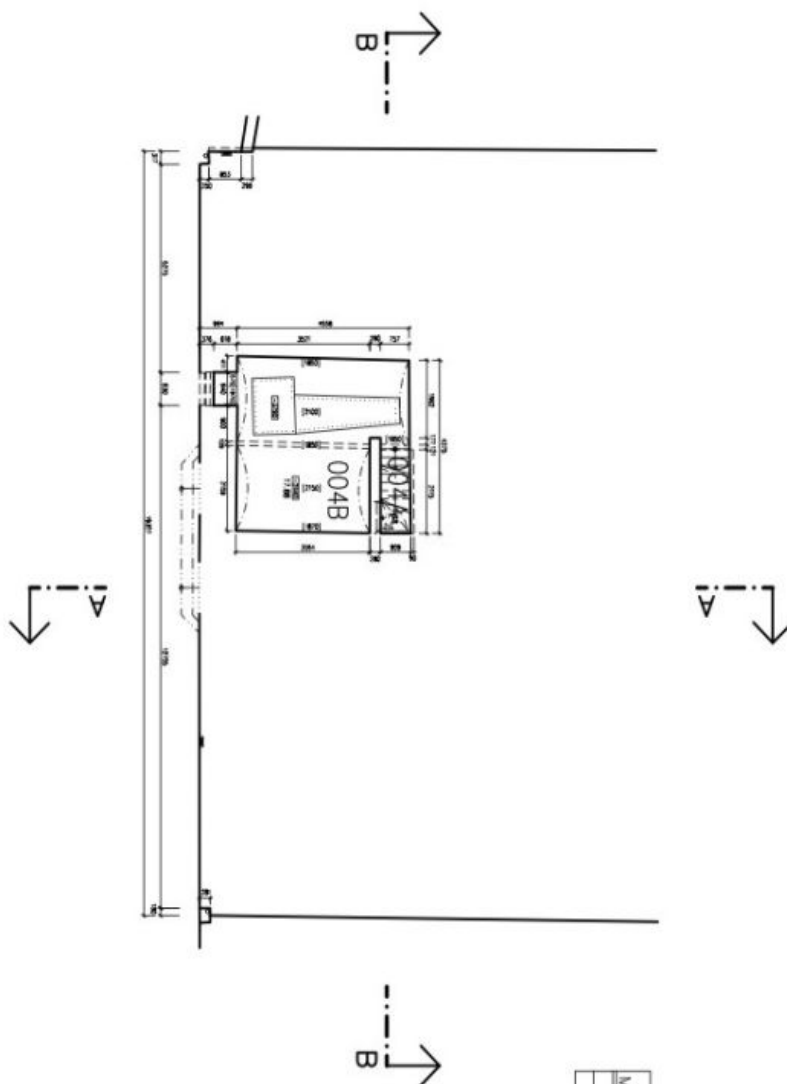
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University campus are nearby, and Špilberk Castle is within walking distance. Excellent transport accessibility is ensured by trolleybuses, trams, and buses, and by car it is possible to drive to the Pisarecký tunnel and the Hlinky tunnel in a short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

Gross floor area 975 m², net floor area 839 m², built-up area 239 m², land 321 m².

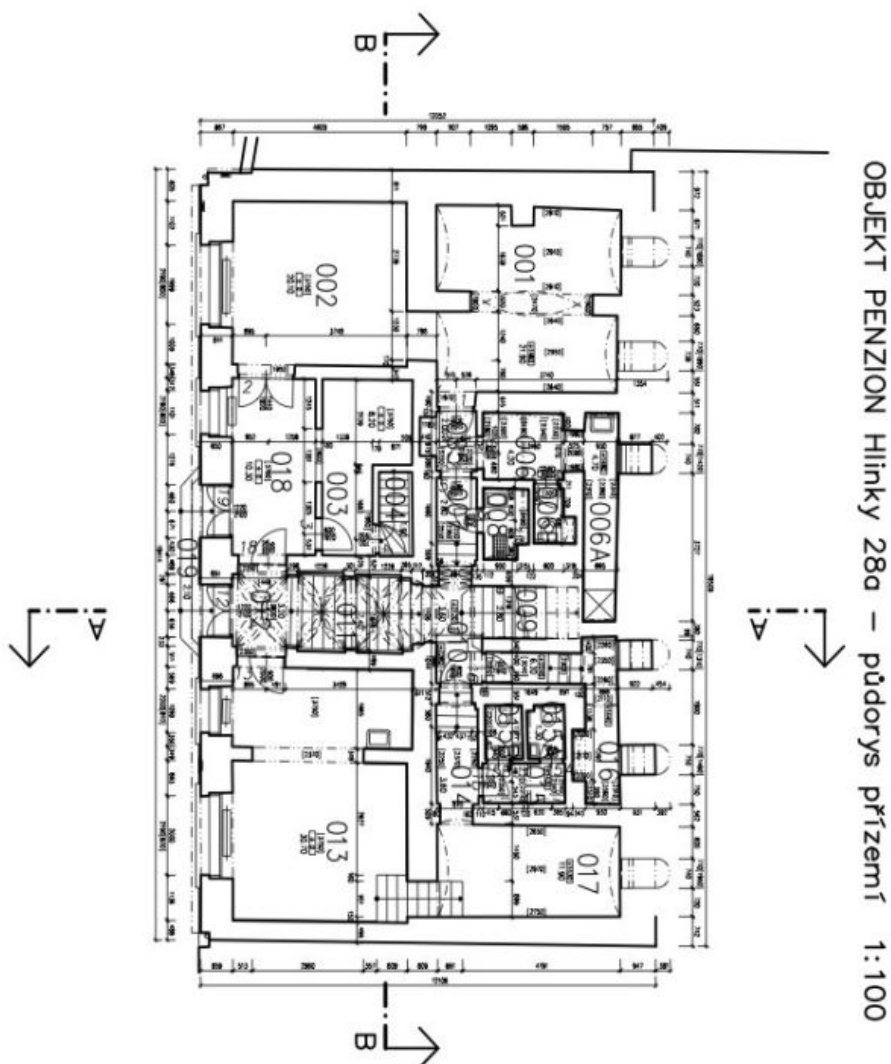




OBJEKT PENSION Hlinky 28a – půdorys suterénu 1:100

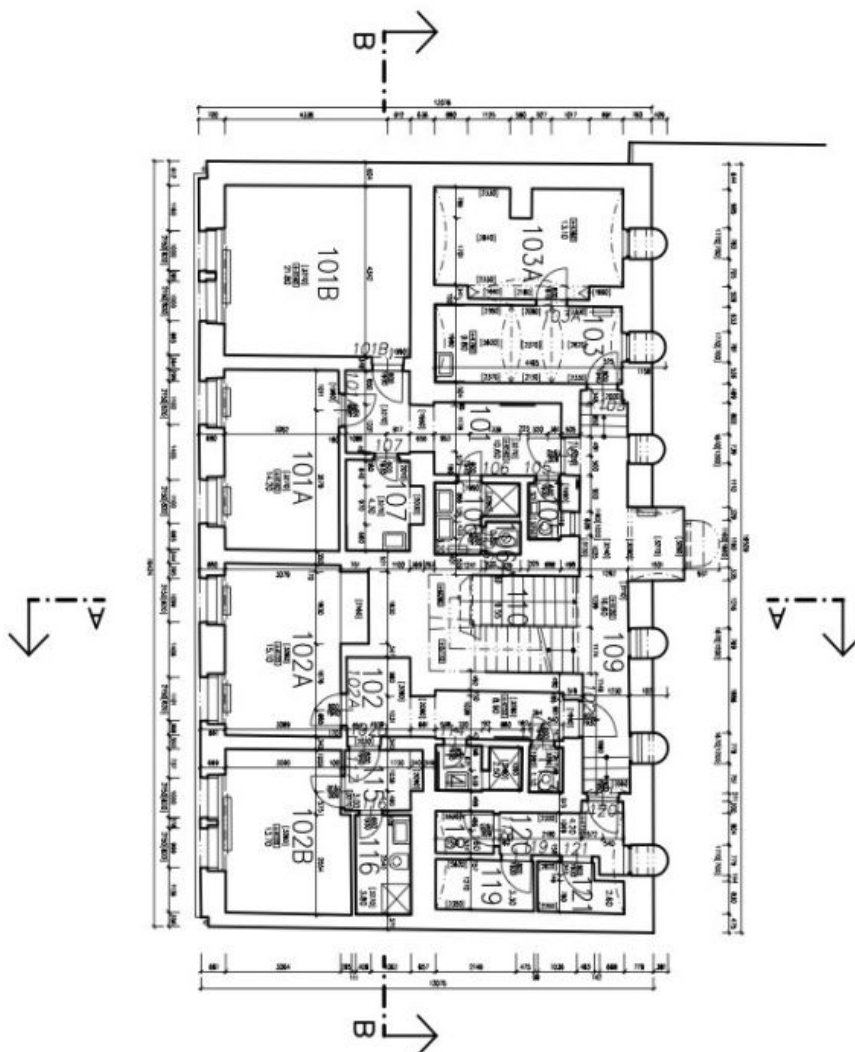
LEGENDA ÚČELU MÍSTNOSTI

| ČÍSLO MÍSTNOSTI | OZN. MÍSTN. | ÚČEL MÍSTNOSTI | PL. PLOCHA m ² |
|-----------------|-------------|----------------|---------------------------|
| 004A | 0.01 | SCHODIŠTĚ | 1,68 |
| 004B | 0.02 | SKLEP | 17,88 |



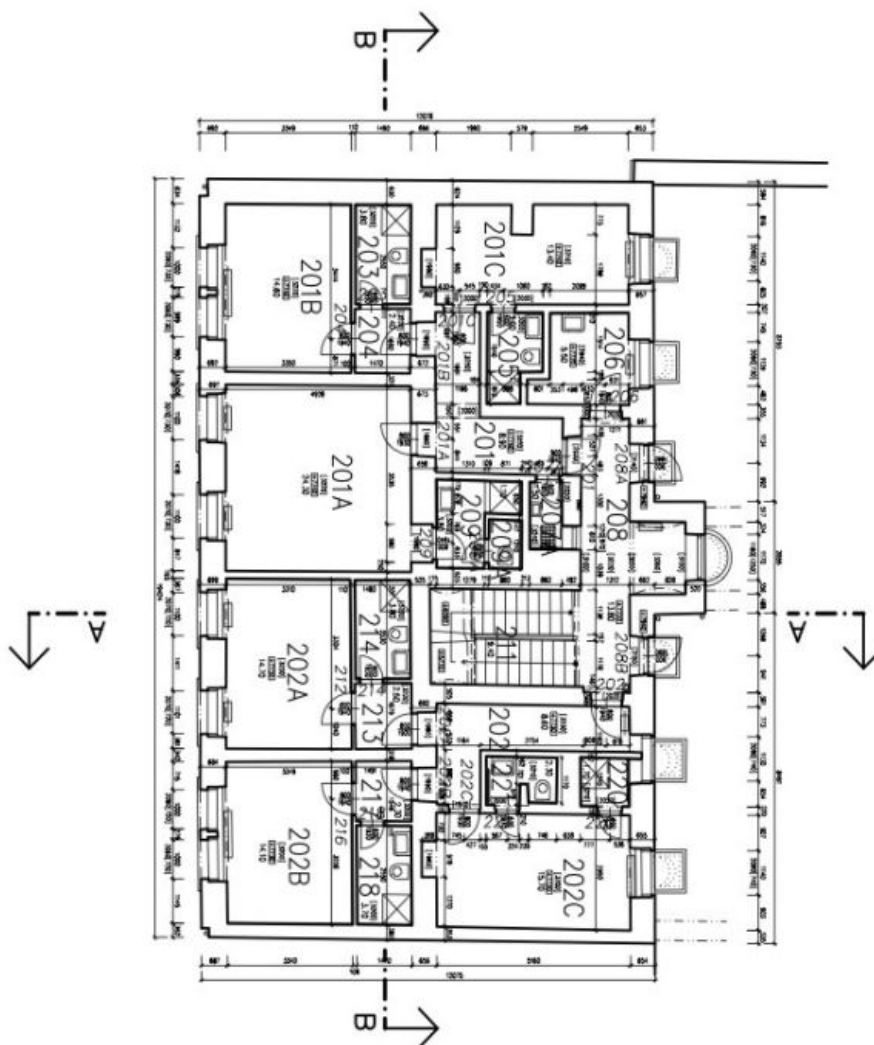
LEGENDA ÚČELU MÍSTNOSTI

| 1.00 MÍSTNOSTI | OZN. MÍSTN. | ÚČEL MÍSTNOSTI | PLOCHA m ² |
|-------------------|----------------|---------------------|--------------------------|
| 001 | 1.01 | KOTELNA | 21.90 |
| 002 | 1.02 | SALÓNEK | 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 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-PŘEDSÍN | 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

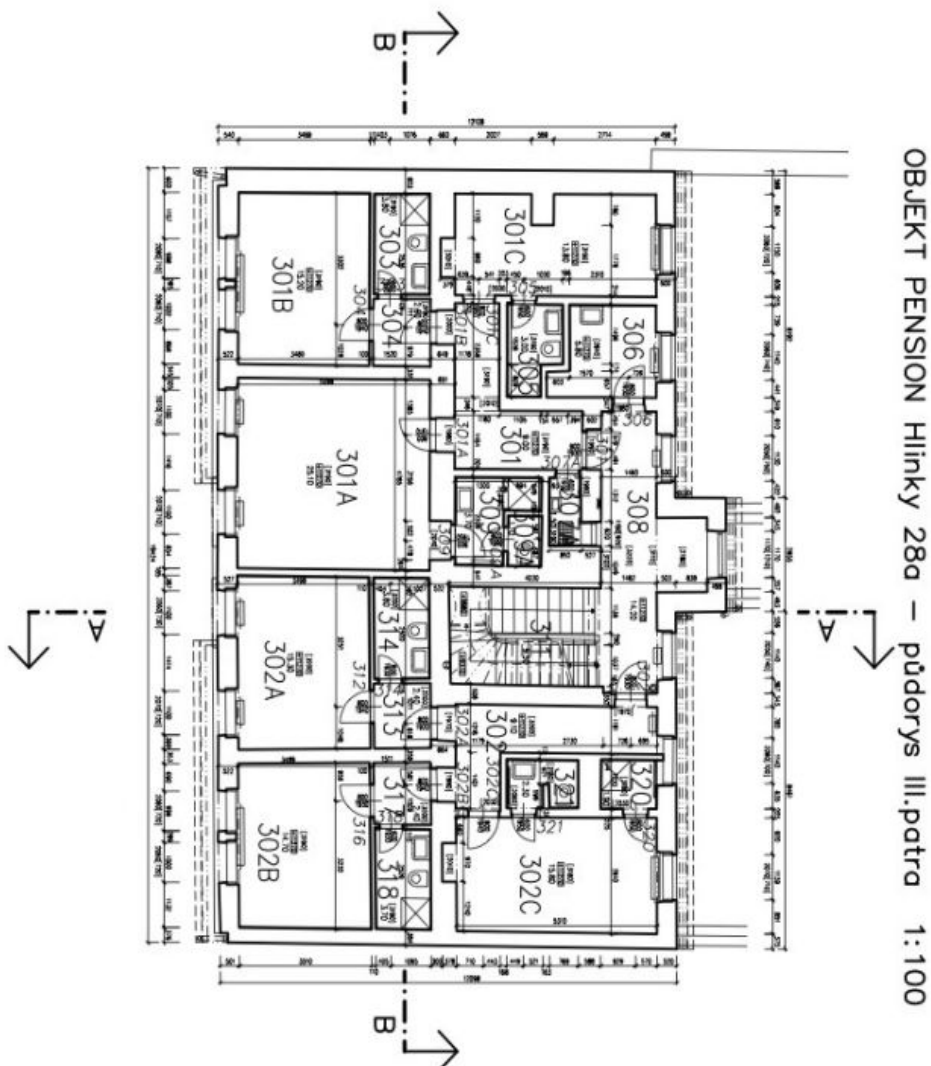
| ČÍSLO MÍSTNOSTI | OZN. ÚČEL MÍSTNOSTI | PLOCHA m ² |
|-----------------|---------------------|-----------------------|
| 103A | SKLAD | 13.10 |
| 101B | POKOU | 21.80 |
| 103 | DEŇNÍ MÍSTNOST | 9.80 |
| 101 | CHODBA | 10.60 |
| 105 | WC-KABINA | 1.30 |
| 106 | UMYVÁRNA | 3.20 |
| 106A | UKLIDOVÁ KOMORA | 0.80 |
| 107 | KUCHYŇKA | 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 | UMYVÁRNA | 2.50 |
| 115 | PŘEDSÍN | 3.00 |
| 116 | UMYVÁRNA 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 ² |
|-----------------|-----------|-----------------|-----------------------|
| 201C | 3.01 | POKOJ | 13.40 |
| 201B | 3.02 | POKOJ | 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 | POKOJ | 24.30 |
| 211 | 3.11 | SCHODIŠTĚ | 9.40 |
| 202A | 3.12 | POKOJ | 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 | POKOJ | 14.10 |
| 217 | 3.17 | ZÁVĚRÍ | 2.30 |
| 218 | 3.18 | UMÝVARNÁ A WC | 3.70 |
| 220C | 3.19 | POKOJ | 15.70 |
| 220 | 3.20 | SPRCHA | 1.70 |
| 221 | 3.21 | WC | 2.30 |

LEGENDA ÚČELU MÍSTNOSTI



LEGENDA ÚČELU MÍSTNOSTÍ

| MÍSTNOSTI | 4.00 | 4 | ÚČEL MÍSTNOSTI | PLOCHA m ² |
|-----------|-------|---|-----------------|-----------------------|
| 301C | 4.01 | | POKOJ | 13.80 |
| 301B | 4.02 | | POKOJ | 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 | | OKLIDOVÁ 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 | | POKOJ | 25.10 |
| 311 | 4.11 | | SCHODIŠTĚ | 9.40 |
| 302A | 4.12 | | POKOJ | 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 | | POKOJ | 14.70 |
| 317 | 4.17 | | ZADVĚŘI | 2.40 |
| 318 | 4.18 | | UMYVÁRNA A WC | 3.70 |
| 302C | 4.19 | | POKOJ | 15.80 |
| 320 | 4.20 | | SPRCHA | 1.90 |
| 321 | 4.21 | | WC | 2.30 |