



House Nine-bedroom (10+1)

€ 1 801 802 | CZK 45 000 000

473 m², Brno-město, Brno-střed, Rezkova





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Total area	473 m ²
Plot	722 m ²
Foot print	387 m ²
Floor area	407 m ²
Balcony	3 m ²
Terrace	51 m ²
Parking	-
Cellar	-
PENB	G
Reference number	107436

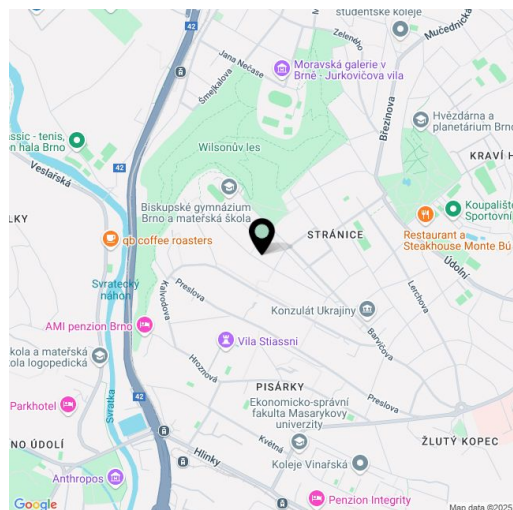
This multigenerational family villa from the 1930s by renowned architect and urban planner Jindřich Kumpošt stands on a quiet cul-de-sac in a unique neighborhood consisting of a collection of Functionalist villas and family houses. The neighborhood, built mostly in the second half of the 1930s, is located right next to Wilson's Forest and close to the Žlutý kopec or Kraví hora hills, just a few minutes from the center of Brno.

On the ground floor is a **separate 3-bedroom apartment** (floor area 127 m²), and on the 1st and 2nd floors, which are connected by an internal staircase, is a **5-bedroom duplex apartment** (with two bathrooms) covering a floor area of 178 m². The **terrace** on the top floor provides **first-class views** of Brno and Kamenný vrch hill. The basement contains cellars (113 m²) a boiler room, a **garage**, and the original laundry and drying room.

The house, built in 1935–36, has been partially reconstructed (new windows, insulation of the southern and western facades). There is a **swimming pool** heated by a heat pump in the **landscaped garden**. **Parking** is possible in the garage and in front of the house.

The sought-after and prestigious **Masaryk district** in the Stránice area is within easy reach of the city center and nature. Two **high schools** operate just a short distance from the house, and there are also state, church, and private elementary and art schools nearby. Trolleybuses provide easy access to the city center. **Wilson's Forest** is nearby, and the **Holedná game reserve** is also perfect for walks.

Total area 472.7 m², built-up area 387 m², garden 335 m², land 722 m².

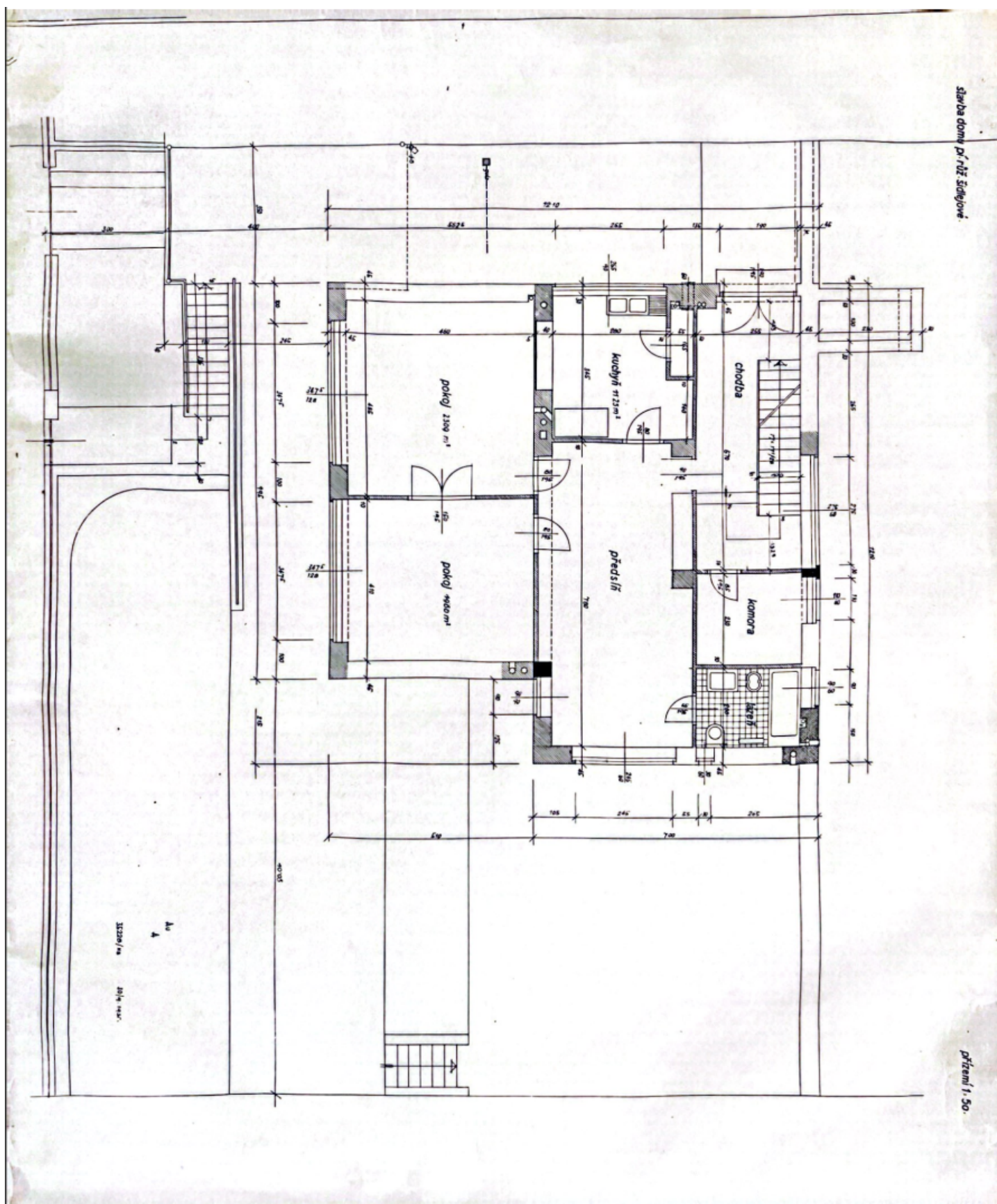




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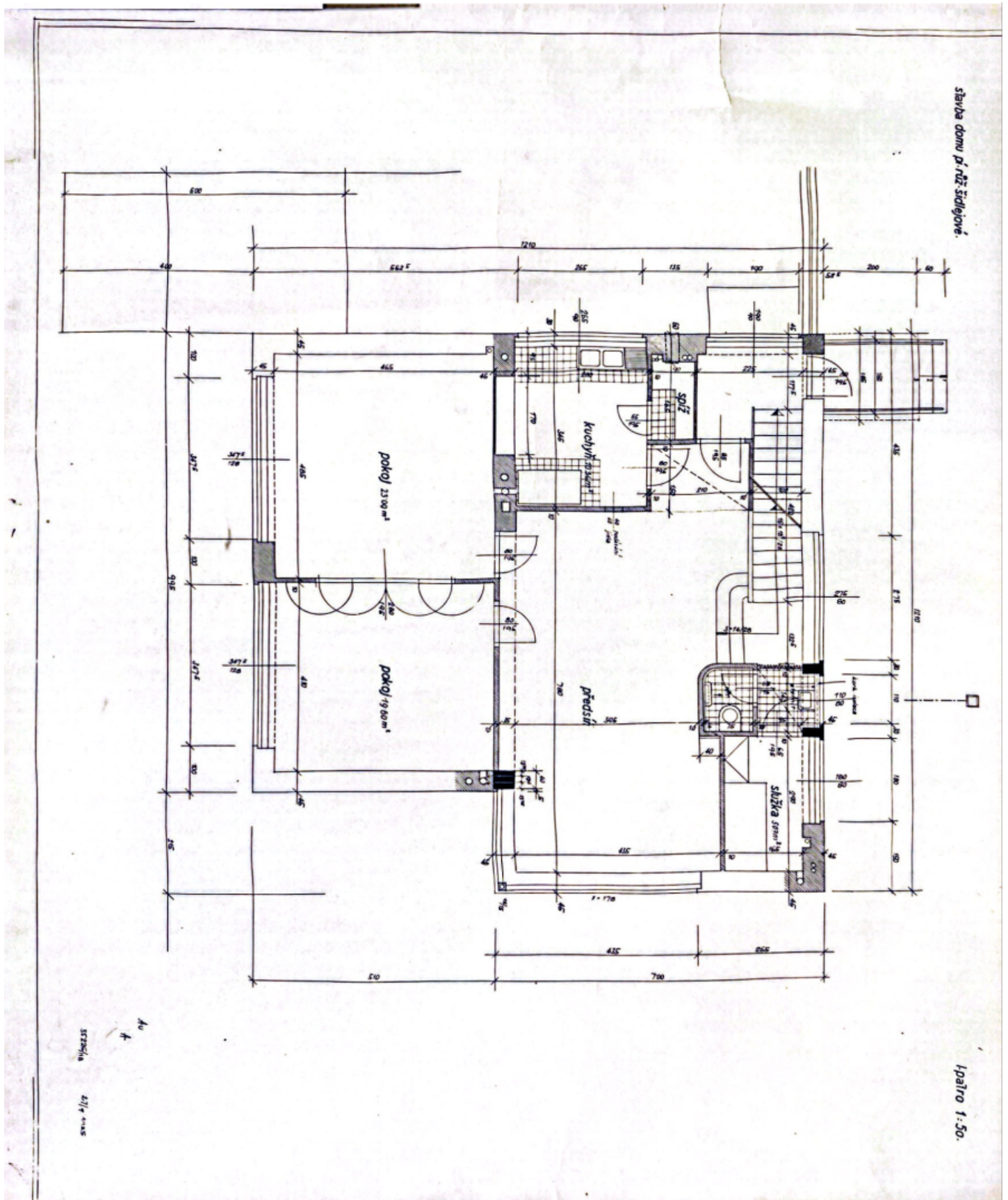




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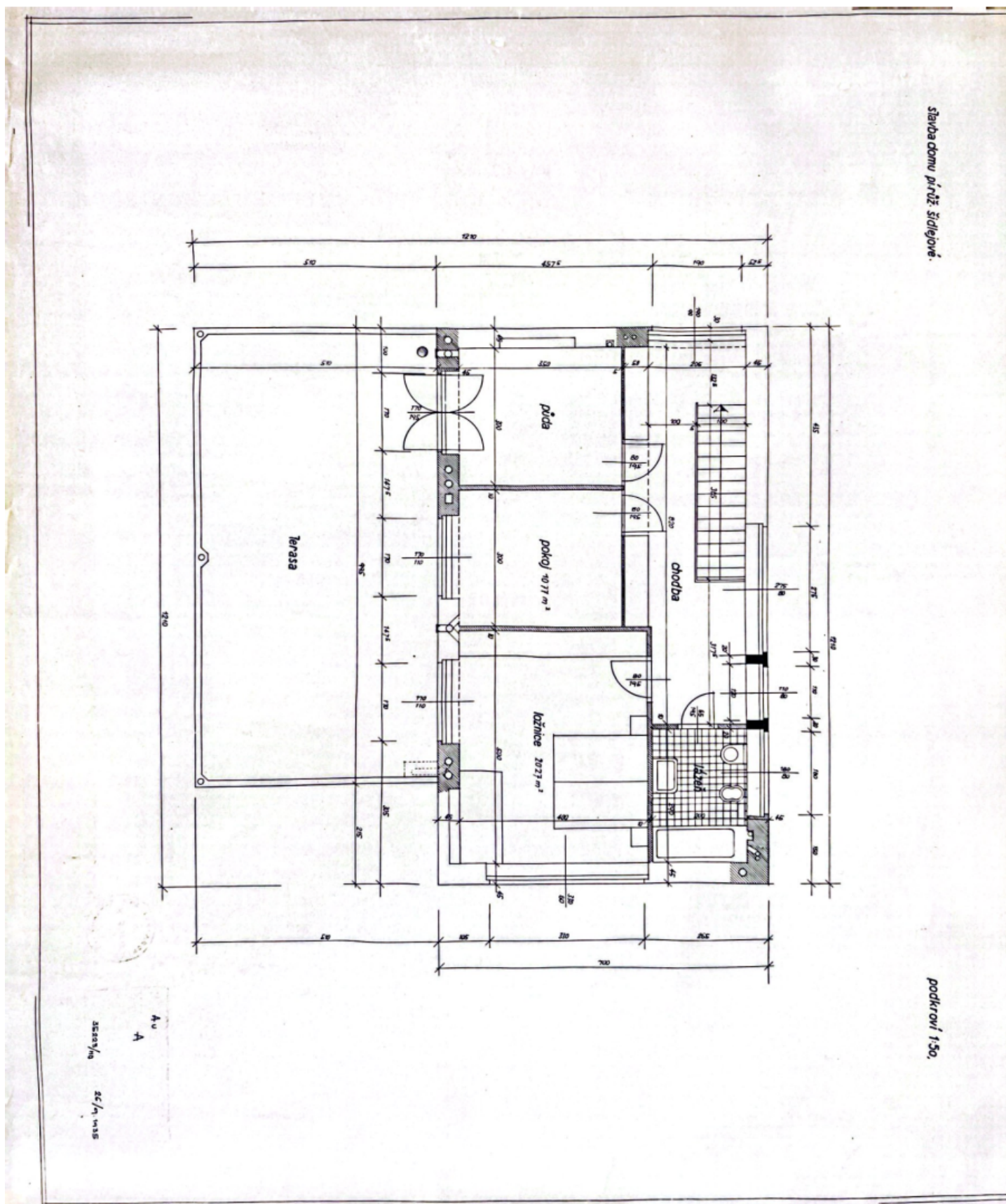




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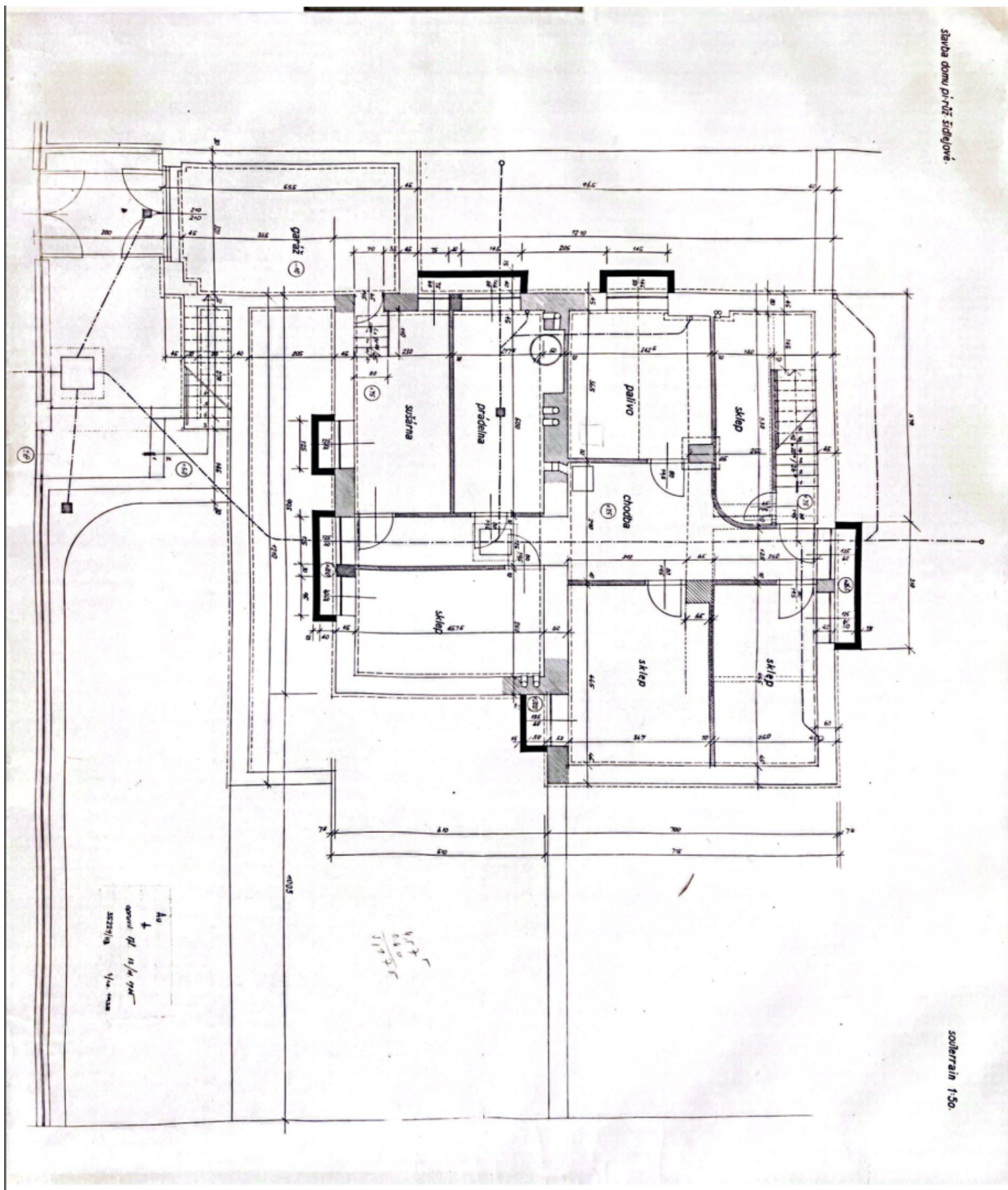




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