



## Apartment Four-bedroom (5+kk)

Sold

156 m<sup>2</sup>, Brno-město, Brno - střed, Křenová





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Total area	270 m <sup>2</sup>
Floor area*	156 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Terrace	110 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	included
PENB	G
Reference number	27447

The impressive living space for those who are not afraid of bold solutions is hidden in the back wing of an Art Nouveau building right in the middle of the city, close to the Central Station. The spacious private south-eastern terrace offers uninterrupted outdoor living, and 2 balconies overlooking nearby Petrov.

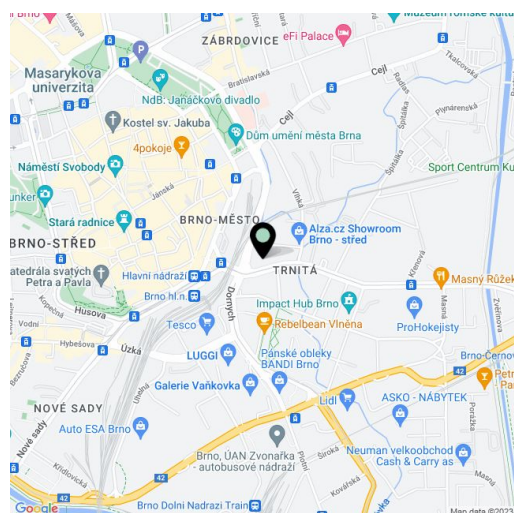
The layout is located on two floors: on the entrance level, there is a living room with a dining area and an open kitchen, 3 bedrooms, 2 balconies, a bathroom, a separate toilet, a hall with staircase, a large lobby and a utility room. Upper level (4th floor) consists of a large room with toilet and sink and **more than a hundred meters partly covered terrace**.

A space without direct neighbours gives you **complete privacy**. The carefully thought-out interior is attracted by the combination of seemingly incompatible styles, **renovated original wooden floors** throughout the apartment including the bathroom, design equipment (which is included), **fireplace stoves** in the kitchen, new casement windows at the bottom and large format windows facing the terrace at the top. There is also an **air conditioning**.

The terrace, designed for a pleasant stay, has a comfortable seating area, a **barbecue area** with an electrical connection and a **preparation for the sauna**. The unit includes a **large cellar (28 m<sup>2</sup>)**, **2 safes** and the possibility of using the storage area (protected by a grid). Now the unit is kept as non-residential space, and it can be converted into residential. At the same time, the project is approved for possible construction over the terrace. There is also a possibility to rent a parking space.

Everything you need for living is within easy reach by walk or bike. Nearby is the **Green Market** with its popular farm markets, **Svoboda Square** and several shopping centres. The house is located close to the Central Station with tram, bus and trolleybus and also long-distance train connections.

Interior 164 m<sup>2</sup>, terrace 125 m<sup>2</sup>, balcony 4 m<sup>2</sup> (2 + 2 m<sup>2</sup>), cellar 28 m<sup>2</sup>.



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.