



## Apartment Studio (1+kk)

60 m<sup>2</sup>, Brno-město, Brno - střed, Štefánikova

Sold





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Total area	60 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	41999

**This bright corner semi-residential unit on the 2nd floor of an elegant palace built in the 19th century by the important Austrian architect Josef Nebelohosteny, co-author of the Mahen Theater.** Due to the high demand for rental apartments in this location, the unit is suitable as an investment.

The dominant feature of this attic loft is the living room with a gallery, which provides enough space for a kitchen, living, and sleeping area, as well as a bathroom (with a shower, sink, and toilet), and a hallway.

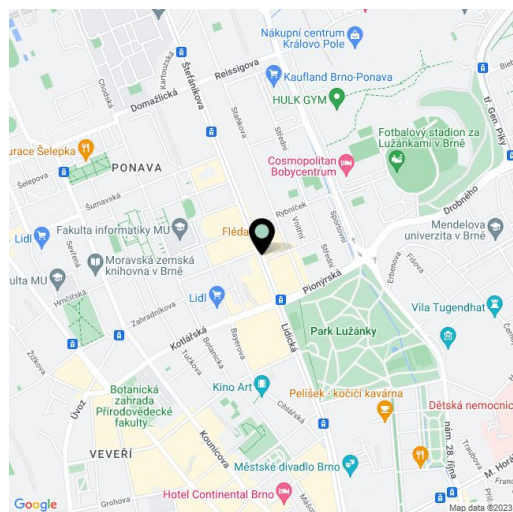
The quality facilities include multi-layer **wooden floors**, hardwood oak moldings, Dakea skylights, fireproof doors, paneled interior doors, **underfloor heating** in the bathroom, large-format tiles by **Story of Stone**, a **Connet air sink** on an **oak wood counter**, a wall-mounted toilet with an AquaBlade system and SoftClose seat, a data socket, or an EPS sensor. District heating from a heating plant; hot water by a boiler. The unit comes with a **cellar storage unit**, and you can rent a **parking space** located behind the building. There is no elevator.

The building is located in a **beautiful and sought-after part** of the **Veveří** district. Right next to the building is a public transport stop, and the city center is 2 stops away. All of **Brno's university faculties** are within a short trolley bus ride. The building is located right by the entrance to the nicely landscaped **Lužánky Park** with a wide range of sports activities. The district adjacent to the center of Brno boasts many important architectural monuments and offers complete civic amenities. The world-famous **Villa Tugendhat** stands in the neighboring district of Černá Pole.

Total usable area 60.1 m<sup>2</sup>, of which floor area 46.2 m<sup>2</sup>, gallery 13.9 m<sup>2</sup>.

The unit is subject to special legal conditions.

Due to the current situation, the investor reserves the right to make minor adjustments to the standards.



\* 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.



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Ateliér 2+kk

Jednotka č. 836/21

## ŠTEFÁNIKOVA 1

1	Obytná místnost	37,6 m <sup>2</sup>
2	Koupelna	4,2 m <sup>2</sup>
3	Vstup	4,4 m <sup>2</sup>
4	Galerie	13,9 m <sup>2</sup>

<b>Podlahová plocha dle OZ</b>	<b>46,2 m<sup>2</sup></b>
<b>Plocha Galerie</b>	<b>13,9 m<sup>2</sup></b>
<b>Celková užžitná plocha</b>	<b>60,1 m<sup>2</sup></b>
<b>Sklep č.007</b>	<b>4,4 m<sup>2</sup></b>

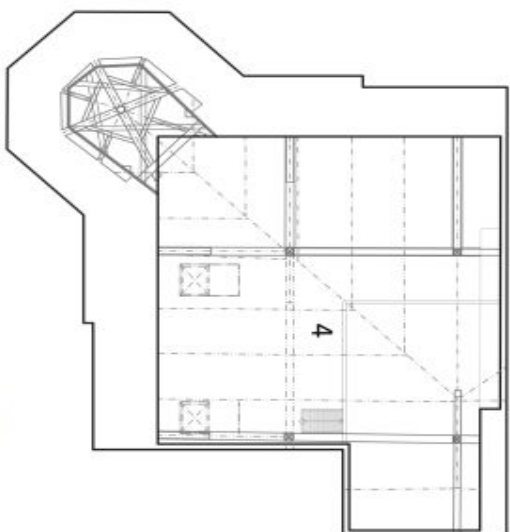
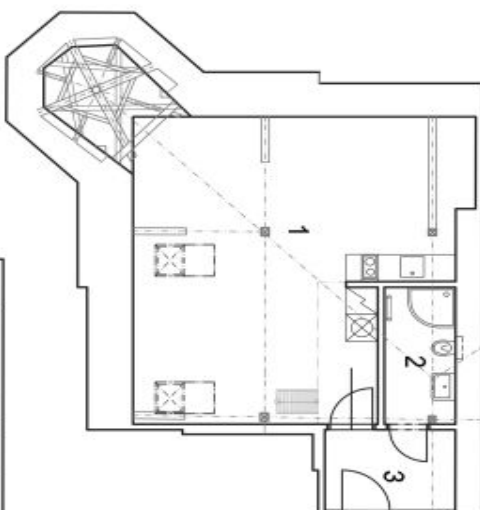
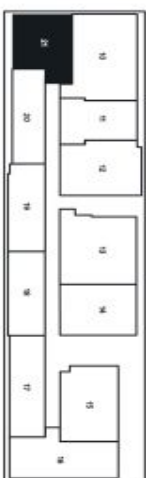


Schéma půdorysu domu představuje dispozicií řešení jednotky. Kuchyňská linka a nábytek nejsou součástí dodávky domu, zařízení je zobrazeno pouze pro názornost. Veškeré materiály a informace jsou pouze orientační. Developer si vyhrazuje právo na změny a upřesnění.

