



Broker

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We offer for sale an exceptionally spacious 3+1 apartment with a total area of 110 m<sup>2</sup>... (06548\_EN)



## Price - info in RE

**Available 18.02. 2026****Total area:** 110 m<sup>2</sup>**Sort of real property:** Flat 3+1**Furniture:** Not or partially**Structure:** Cihlová**Floor:** 3. floor**Lift:** No**PENB:** G

## Facilities

We offer for sale an exceptionally spacious 3+1 apartment with a total area of 110 m<sup>2</sup>, including two loggias, located on Ulrychova Street in the sought-after district of Brno-Komín.

The apartment impresses immediately upon entry with a generous entrance hall measuring 11.5 m<sup>2</sup>.

The layout includes three spacious and separate rooms (25.6 m<sup>2</sup>, 16.7 m<sup>2</sup>, and 16.1 m<sup>2</sup>), providing ample space both for family living and comfortable working from home. The largest room offers direct access to a loggia with an area of 7.8 m<sup>2</sup>.

The kitchen, measuring 14.3 m<sup>2</sup>, has access to a second loggia of 8 m<sup>2</sup>. The apartment also features a walk-in closet (5.1 m<sup>2</sup>), a bathroom (3.7 m<sup>2</sup>), and a separate toilet.

A cellar storage unit of 5.5 m<sup>2</sup> belongs to the apartment.

The apartment is in its original condition, offering an ideal opportunity to create a beautiful, modern home tailored exactly to your preferences. A private gas boiler allows full control over heating costs. A major advantage is the apartment's location on the top floor of the building, ensuring peace, privacy, and undisturbed living with no neighbors above.

The Brno-Komín area is long-term popular for its quiet atmosphere, abundance of greenery, and excellent accessibility to the city center. Complete civic amenities, including schools, kindergartens, shops, and restaurants, are available in the immediate vicinity. Lovers of an active lifestyle will appreciate the nearby nature, cycling paths, and walks along the Svratka River. Excellent public transport connections and quick access to major transport routes are also guaranteed.

If purchasing the apartment as an investment, our company can offer additional services such as securing a suitable tenant, one-time or regular cleaning, painting, clearing out the apartment, or moving services. Fast and high-quality legal, mortgage, and tax services (including valuation reports and energy performance certificates) are a matter of course.

For further information or to arrange a viewing, please contact the real estate agent listed below.

**Similar property****Sale flats 2+KT 51 m<sup>2</sup>, Blansko**

Zborovec, Blansko

**7 638 950 CZK**Reserved | Sort of real property: **Flat 3+kk** | Total area: **75 m<sup>2</sup>****Sale flats 3+KT 78 m<sup>2</sup>, Blansko**

Zborovec, Blansko

**7 807 250 CZK**Reserved | Sort of real property: **Flat 3+kk** | Total area: **78 m<sup>2</sup>****Apartment for sale 3+kk 75 m<sup>2</sup> with balcony in the new project  
Rezidence Haná. Vvškov. cellar**

Vyškov - Vyškov-Předměstí

**7 050 000 CZK**Reserved | Sort of real property: **Flat 3+kk** | Total area: **75 m<sup>2</sup>****Apartment for sale 3+kk 75 m<sup>2</sup> with balcony in the new project  
Rezidence Haná. Vvškov. cellar**

Vyškov - Vyškov-Předměstí

**7 120 000 CZK**Reserved | Sort of real property: **Flat 3+kk** | Total area: **75 m<sup>2</sup>****Sale flats 3+KT 76 m<sup>2</sup>, Brno-Tuřany**

Brno

**8 790 000 CZK**Reserved | Sort of real property: **Flat 3+kk** | Total area: **67 m<sup>2</sup>**

**Rent, Flats 3+KT, 81 m<sup>2</sup> - Brno-city**

Jakubské náměstí, Brno - Brno-město

**Price - info in RE****Reserved** | Sort of real property: **Flat 3+kk** | Total area: **81 m<sup>2</sup>**