



Broker

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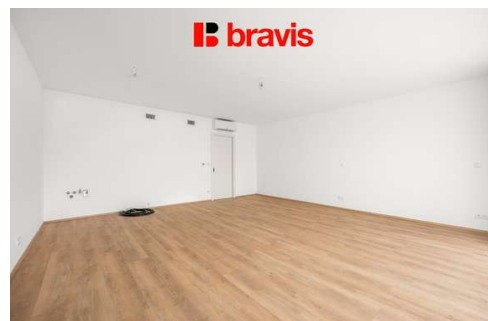
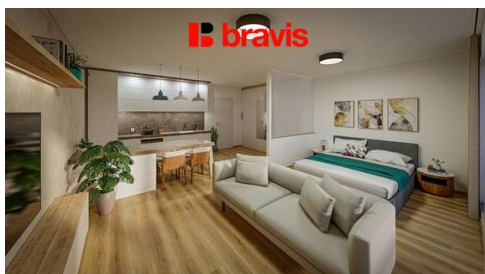
## Sale flats 3+KT 76 m<sup>2</sup>, Brno - Staré Brno (06284\_EN)



### Price - info in RE

Available 05.12. 2025

**Total area:** 76 m<sup>2</sup>  
**Sort of real property:** Flat 3+kk  
**Furniture:** Not or partially  
**Structure:** Cihlová  
**Floor:** 2. floor  
**Lift:** Yes  
**PENB:** A



## Facilities



sprchový kout



Výtah



Terasa i balkon

## Sale flats 3+KT 76 m<sup>2</sup>, Brno - Staré Brno

A unique opportunity to acquire a modern apartment with a large terrace in one of the most attractive locations in Brno.

This modern, newly built 2-bedroom apartment (3+kk) in the very center of Brno offers a combination of cutting-edge technologies, peaceful surroundings, and an exceptional outdoor space.

The unit has a total area of 76 m<sup>2</sup> and includes a 24 m<sup>2</sup> terrace, a 6 m<sup>2</sup> balcony, and a cellar. It is situated on the 3rd floor of a multifunctional building on Fuchsova Street, just a few steps from the Cathedral of St. Peter and Paul and Špilberk Castle.

The centerpiece of the apartment is a spacious living room with preparation for a kitchenette (39 m<sup>2</sup>), which can easily be divided with a partition to create a separate sleeping area if desired.

From this part of the apartment, there is access to the 6 m<sup>2</sup> balcony.

The separate bedroom (14 m<sup>2</sup>) faces a quiet inner courtyard and offers direct access to the large 24 m<sup>2</sup> terrace, which can also be reached from the hallway.

The bathroom (6 m<sup>2</sup>) is designed in a modern style and features a shower, washbasin, toilet, heated towel rail, and a connection for a washing machine. A practical addition is a separate 3 m<sup>2</sup> walk-in closet.

The overall impression is complemented by interior doors with a height of 220 cm, giving the space a light and timeless feel.

The apartment is equipped with technologies for maximum comfort—central air conditioning, heat recovery ventilation, and hot-water underfloor heating.

Temperature, ventilation, and cooling in individual rooms are controlled via a smart home system, with remote access available through a mobile app.

Large-format aluminum triple-glazed windows provide excellent thermal insulation and ensure peace and quiet even in the city center.

A garage parking space can be purchased for 1,200,000 CZK.

The multifunctional building consists of three interconnected structures with distinctive architecture and meets the strictest energy standards—the building is classified in energy class A.

Efficient and environmentally friendly operation is ensured by a combination of ground-source heat pumps with 110 m boreholes, a central cooling system, backup gas boilers, and a photovoltaic power plant installed on part of the roof.

The remaining portion of the roof serves as a shared landscaped garden.

Thanks to this setup, operating costs are very low, and the entire complex is designed with a strong emphasis on minimizing CO<sub>2</sub> emissions.

## Similar property



### Sale flats 3+KT, 109 m<sup>2</sup> - Brno - Štýřice

Pražákova, Brno - Štýřice

Price - info in RE

**Reserved** | Sort of real property: **Flat 3+kk** | Total area: **96 m<sup>2</sup>**



### 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 + sleeping gallery - duplex, Brno - Přízřenice, after complete reconstruction, parking space, garage

Modřická, Brno - Přízřenice

**7 900 000 CZK**

**Reserved** | Sort of real property: **Flat 3+kk** | Total area: **75 m<sup>2</sup>**



### Apartment for sale 3+1, Brno - Žabovřesky, Zborovská street, 2x balcony, cellar

Zborovská, Brno - Brno-Žabovřesky

**8 350 000 CZK**

**Reserved** | Sort of real property: **Flat 3+1** | Total area: **75 m<sup>2</sup>**



## Sale flats 3+KT, 80 m<sup>2</sup> - Drnholec

Výsluní, Drnholec

**5 990 000 CZK**

**Reserved** | Sort of real property: **Flat 3+kk** | Total area: **80 m<sup>2</sup>**