

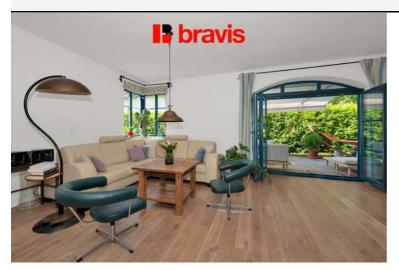




Broker
Simona Tipoa
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# Sale flats 4+KT, 130 m<sup>2</sup> - Brno (05620\_EN)





# 16 900 000 CZK

#### Available 09.12. 2025

Total area:130 m²Sort of real property:Flat 4+kkStructure:CihlováFloor:0. floorPENB:G















# **Facilities**



kuchyňská linka









myčka



Terasa

# Sale flats 4+KT, 130 m<sup>2</sup> - Brno

On behalf of the owner, we have the pleasure to offer you a truly unique apartment literally in the middle of the woods and at the same time in the immediate vicinity of the center of Brno.

The orientation of the apartment is on three sides of the world with a view always to the greenery.

Currently, the layout of the apartment unit is 4 kk (130.8 m<sup>2</sup>), however, it was originally designed and can be adjusted to 5 kk with a minor

The apartment is located on the ground floor of a building with only 6 residential units, it has direct access to the terrace (17 m<sup>2</sup>) and from it to the ornamental garden for private use (approx. 160 m<sup>2</sup>).

Entrance to the apartment is possible through the main door from the common corridor or through the gate through the garden and terrace.

From the terrace you enter a generous living space (57.6 m<sup>2</sup>) with a kitchenette, dining room and pantry (3 m<sup>2</sup>).

All rooms in the apartment have a separate entrance from the spacious hall (15.4 m<sup>2</sup>), to the bedroom (10.8 m<sup>2</sup>), 2 rooms (18.2 and 9.8 m<sup>2</sup>), dressing room (5.7 m<sup>2</sup>), bathroom with bath and shower (8.3 m<sup>2</sup>) and separate toilet (2 m<sup>2</sup>).

The apartment was very sensitively and tastefully renovated 10 years ago. New windows were replaced with wooden triple-glazed windows, new designer concrete window sills in stone decor, high-quality solid wooden floors (2 cm thick oak planks).

There is a common garage in the basement of the house, where the current owners park two vehicles.

On the same floor there is also a spacious cellar (4.1 m<sup>2</sup>) and a shared carriage/bike room.

SVJ is planning a new facade, for which savings have already been made.

We recommend the tour to those who want to be in contact not only with nature, but also with the city.

The location is more of a village character - joint events such as the carnival, Christmas carols and tree lighting, a classical music concert in the LaSkála natural amphitheater, regular Sunday football, etc.







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For more information or to arrange a tour, please do not hesitate to contact me, I look forward to showing you this amazing apartment and I believe it will meet your expectations.

When buying an apartment for investment, our company can offer you the following services: securing a suitable tenant, one-time or regular cleaning of the apartment, painting, possible cleaning of the apartment or moving.

Fast and high-quality legal, mortgage and tax service (expert opinions, PENB) is a matter of course with us.

For more information and to request a viewing, please contact the broker listed below.



# Similar property



#### Sale houses Family, 80 m<sup>2</sup> - Bučovice - Kloboučky

Jabloňová, Bučovice - Kloboučky

7 900 000 CZK

Reserved Sort of real property: Flat 4+kk Total area: 80 m<sup>2</sup>



# Apartment for sale 4+kk 88 m<sup>2</sup> with a terrace 63 m<sup>2</sup> in the new project Rezidence Haná. Vvškov. cellar Vyškov-Předměstí

9 950 000 CZK

Reserved Sort of real property: Flat 4+kk Total area: 88 m<sup>2</sup>



#### Sale flats 4+KT 113 m<sup>2</sup>, Jinačovice

Jinačovice

Price - info in RE

Reserved | Sort of real property: Flat 4+kk | Total area: 113 m<sup>2</sup>



### Sale flats 4+KT 136 m<sup>2</sup>, Brno-Tuřany

Bmo

10 890 000 CZK

Reserved Sort of real property: Flat 4+kk Total area: 81 m<sup>2</sup>

