



Broker

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



### 16 900 000 CZK

**Available 03.07. 2025**

**Total area:** 130 m<sup>2</sup>  
**Sort of real property:** Flat 4+kk  
**Structure:** Cihlová  
**Floor:** 0. floor  
**PENB:** G



## Facilities



kuchyňská linka



sprchový kout



sporák



vana



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 change.

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.

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, 84 m<sup>2</sup> - Bučovice - Kloboučky

Jabloňová, Bučovice - Kloboučky

**7 900 000 CZK**

**Reserved** | Sort of real property: **Flat 4+kk** | Total area: **131 m<sup>2</sup>**



### 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>**



### 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>**