



Broker

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## Sale of 2+kk apartment, ul. Vychodilova, Brno - Žabovřesky, two loggias, cellar, view, good acces...

(04953\_EN)



**5 490 000 CZK**

**Reserved**

**Total area:** 42 m<sup>2</sup>  
**Sort of real property:** Flat 1+1  
**Furniture:** Ano  
**Structure:** Panelová  
**Floor:** 10. floor  
**Lift:** Yes  
**PENB:** C



## Facilities



kuchyňská linka



vana



Výtah

## Sale of 2+kk apartment, ul. Vychodilova, Brno - Žabovřesky, two loggias, cellar, view, good accessibility

As an exclusive agency, we offer for sale an available 1+1 apartment on ul. Vychodilova in Brno - Žabovřesky with excellent accessibility and in a very quiet environment.

The apartment has a usable area of 41.95 m<sup>2</sup> and two loggias (4.14 m<sup>2</sup> and 4.14 m<sup>2</sup>) are part of the apartment.

Total area of the apartment incl. loggia is 50 m<sup>2</sup> and the apartment is located on the 11th floor of a panel building with two elevators.

The apartment also includes a 1.3 m<sup>2</sup> basement cubicle.

The apartment is in its original condition, but very well maintained and is suitable as a starter home or as an investment.

The apartment is entered through a vestibule, from which leads a spacious separate dressing room with storage space.

The room with a kitchenette is equipped with a dining table and kitchen unit, there is an entrance to the loggia, which is equipped with an awning.

The spacious room could also be turned into a living room with a kitchen and the apartment could be used as a 2+kk.

Another room is the bedroom, from which there is also an entrance to the loggia.

The smaller bathroom is equipped with a bathtub, toilet and sink, and was partially renovated in the past.

The floors in the bedroom are covered with renovated wooden parquet.

The kitchen has a floating laminate floor.

The windows are original wooden ones with double glazing.

The apartment has a wonderful view of the city of Brno and Palackého vrch / goat mountain, facing west.

Housing costs are favorable and amount to approximately CZK 3,635 per month (incl. repair fund), + energy (electricity, gas) approx. CZK 900.

The common areas include a storage room on the first floor and a carriage house on the ground floor of the house.

Part of the share in the construction is a share in the studio, which is currently rented and is used to save for the repair fund.

The neighborhood offers perfect civic amenities: trolleybus stops right next to the house (No. 34 and 36), a restaurant - pizzeria in close proximity, Rubín Cultural Center (Pharmacy, Billa, restaurant), cafes, and other services within walking distance.

Parking is possible around the house in blue zones.

All information with the given broker.

The commission is not included in the purchase price.

The seller reserves the right to select the buyer based on his chosen criteria.

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

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

## Similar property



### Apartment for sale 1+kk, EDEN apartment building, Purkyňova street, Brno - Královo Pole, parking space available

Purkyňova, Brno - Královo Pole

**4 800 000 CZK**
**Reserved** | Sort of real property: **Flat 1+kk** | Total area: **32 m<sup>2</sup>**


### Sale flats 1+KT, 38 m<sup>2</sup> - Brno

Charbulova, Brno - Čemovice

**5 790 000 CZK**
**Reserved** | Sort of real property: **Flat 1+1** | Total area: **38 m<sup>2</sup>**


### Rent, Flats 1+KT, 0 m<sup>2</sup> -

Táborská, Brno - Židenice

**4 749 000 CZK**
**Reserved** | Sort of real property: **Flat 1+kk** | Total area: **34 m<sup>2</sup>**


### Sale flats 1+KT, 31 m<sup>2</sup> - Brno - Pisárky

Poříčí, Brno - Pisárky

**5 100 000 CZK**
**Reserved** | Sort of real property: **Flat 1+kk** | Total area: **33 m<sup>2</sup>**


### Sale flats 1+KT, 28 m<sup>2</sup> - Brno - Zábrdovice

Auerswaldova, Brno - Zábrdovice

**4 231 250 CZK**
**Reserved** | Sort of real property: **Flat 1+kk** | Total area: **28 m<sup>2</sup>**



## Sale flats 1+KT, 40 m<sup>2</sup> - Lipůvka

Lipůvka

**4 672 366 CZK**

**Reserved** | Sort of real property: **Flat 1+kk** | Total area: **40 m<sup>2</sup>**