



Broker

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2+kk apartment for sale in a modern new building,
Vranovská street, furnished, air conditioning, ... (04894_EN)



6 200 000 CZK

Available 03.07. 2025

Total area: 46 m²
Sort of real property: Flat 2+kk
Structure: Cihlová
Floor: 1. floor
PENB: B



Facilities



kuchyňská linka



sprchový kout



sporák



Balkon



myčka

2+kk apartment for sale in a modern new building, Vranovská street, furnished, air conditioning, balcony

As an exclusive representative, we offer for sale a 2+kk unit on Vranovská Street in Brno Zábřovice with excellent accessibility. The 46 m² apartment is located on the 2nd floor of a new building with an elevator. The unit is an ideal choice for investors looking for a stable income. The apartment can currently be rented long-term for approximately 18,000 CZK/month + services, which corresponds to an annual income of around 200,000. Due to the nature of the unit, the property is also suitable for entrepreneurs - VAT payers, with the possibility of deducting 21% VAT from the purchase price. We will be happy to provide you with complete property management from selecting a verified tenant, cleaning, painting to long-term care of the apartment. We have a wide database of people interested in renting in a given location, including foreign clients. Fast and high-quality legal, mortgage and tax services (expert opinions, PENB) are a given with us.

The apartment includes a 2.5 m² cellar.

The apartment is entered through an entrance hall (5.2 m²), in which there is custom-made furniture serving as a storage space and at the same time a built-in Samsung washing machine.

The living area with a kitchenette (26.6 m²) is equipped with a sofa, a coffee table and a kitchen unit. The kitchen is Nolte küchen equipped with built-in Teka appliances (fridge with freezer, induction hob, hood, oven, dishwasher and microwave oven).

From the living area there is an entrance to the balcony (4.2 m²) in a quiet courtyard.

Another room is the bedroom (10.3 m²), where there is a built-in wardrobe, a double bed including mattresses and an air conditioning unit.

The bathroom (4.2 m²) is equipped with a double shower, toilet, sink and heating ladder.

The floors are covered with tiles.

The windows are plastic with double glazing and outdoor electric blinds.

Central domestic heating (boiler under construction).

Housing costs are approximately CZK 5,000 per month.

A dynamically developing part of the city within walking distance from the center of Brno provides great potential for investment housing. Transport accessibility is excellent, with quick connections to the city ring road and to all parts of the city. There is a wide network of shops, cafes, restaurants, schools and medical facilities in the immediate vicinity, for active residents there is a cycle path along the Svitava river.

with sports fields on one side to Bílovice and on the other to the Olympia shopping and entertainment center in front of the house.

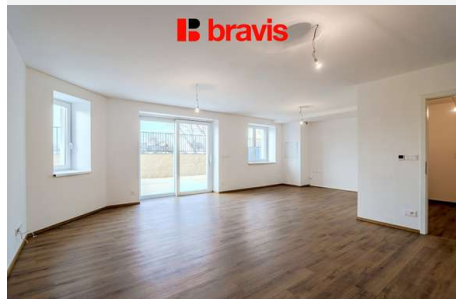
All information from the given broker, the commission is not included in the purchase price.

The seller reserves the right to choose 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



Sale of a new 2+kk apartment (No. 18) with a terrace, 67 m², parking space and cellar. village of Rostěnice-Zvonovice
Rostěnice-Zvonovice - Rostěnice

6 254 350 CZK

Reserved | Sort of real property: **Flat 2+kk** | Total area: **82 m²**



Sale flats 2+KT, 52 m² - Bučovice - Kloboučky

Bučovice - Kloboučky

4 450 000 CZK

Reserved | Sort of real property: **Flat 2+kk** | Total area: **52 m²**



Sale flats 2+KT, 58 m² - Brno - Černovice

Charbulova, Brno - Černovice

7 670 000 CZK

Reserved | Sort of real property: **Flat 2+kk** | Total area: **58 m²**



Sale flats 2+KT, 58 m² - Brno - Černovice

Charbulova, Brno - Černovice

7 990 000 CZK

Reserved | Sort of real property: **Flat 2+kk** | Total area: **58 m²**



Sale flats 2+KT, 48 m² - Rostěnice-Zvonovice - Rostěnice

Rostěnice-Zvonovice - Rostěnice

4 490 000 CZK

Reserved | Sort of real property: **Flat 2+kk** | Total area: **48 m²**