



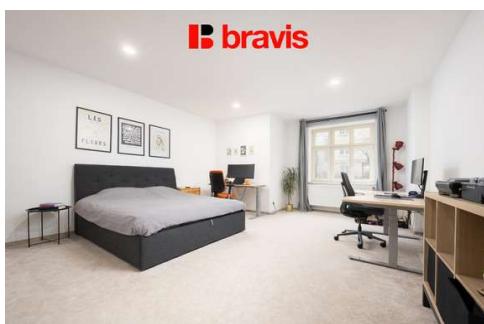
Broker

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Sale of spacious 3+kk apartment, Kotlářská Street, Brno - Veveří, basement (06443_EN)

**9 950 000 CZK****(incl. commission of real estate agency and legal service)****Available 02.02. 2026**

Total area: 94 m²
Sort of real property: Flat 3+kk
Furniture: Not or partially
Structure: Cihlová
Floor: 0. floor
Lift: Yes
PENB: G



Facilities



kuchyňská linka



Výtah



sporák



sprchový kout

Sale of spacious 3+kk apartment, Kotlářská Street, Brno - Veveří, basement

We are pleased to exclusively present for sale a spacious 3+kk apartment in an apartment building on Kotlářská street, Brno - Veveří.

It is located on the ground floor (1st floor) of an apartment building, where the common areas are being renovated and a new elevator is being built.

The apartment has a usable area of 94.45 m² and it includes a spacious cellar, which is located in the basement of the house.

• Apartment

The apartment is in a nice, well-kept condition, a new kitchen with electrical wiring was installed in 2023. Thanks to the spacious entrance hall and rooms with storage spaces, it gives a generous impression and offers plenty of daylight, thanks to its orientation to the street and the courtyard.

When entering the apartment, we find ourselves in the hall, which separates the bedroom and the living room with a kitchenette, there is also a storage room and a toilet.

The living room with a kitchenette and an island also offers space for a dining table and sofa set.

The custom-made kitchen is equipped with a ceramic hob, electric oven, sink, dishwasher and built-in refrigerator with freezer compartment).

The apartment offers two very spacious rooms:

Bedrooms and children's room facing the street to the southeast.

A bonus is another room - a dressing room (6.5 m²), which can also be converted into a study, for example.

The bathroom is equipped with a shower, sink, bidet and there is also a connection for a washing machine and dryer.

The toilet is located separately.

Heating and water heating is handled locally - a gas boiler in the apartment, so the advantage is the ability to regulate the temperature according to your own needs.

Internet and TV connection available.

• House, SVJ, costs:

The house also has spaces for bicycles and strollers, a common courtyard with greenery and a children's playground.

SVJ is managing very well, new things are currently being completed - a new elevator, electricity distribution in the house, renovation of common areas in the house, roof repair 7 years ago, and even so, the repair fund is in positive numbers. The last step to complete the overall appearance of the house is the repair of the facade.

Monthly advances for the year 2026 at SVJ amount to CZK 4,700 incl. repair fund (CZK 2,663). Total costs incl. heating and electricity are around CZK 7,000.

• Location:

All the necessary amenities are nearby - shops, parks, restaurants, cafes, a public transport stop 300m from the house (tram line to the center of Brno), excellent transport accessibility to the center and thanks to the newly built Tomkovo square ring road, you can easily reach other parts of Brno by car.

Available from the beginning of the summer months of 2026, in case of agreement with the owners.

We recommend a personal inspection, which is possible after agreement with the broker.

Similar property



Sale flats 3+KT, 109 m² - Brno - Štýřice

Pražákova, Brno - Štýřice

14 900 000 CZK

Reserved | Sort of real property: **Flat 3+kk** | Total area: **96 m²**



Sale flats 2+KT 51 m², Blansko

Zborovice, Blansko

7 638 950 CZK

Reserved | Sort of real property: **Flat 3+kk** | Total area: **75 m²**



Sale flats 3+KT 78 m², Blansko

Zborovice, Blansko

7 807 250 CZK

Reserved | Sort of real property: **Flat 3+kk** | Total area: **78 m²**



Apartment for sale 3+kk, size 77 m², Brno - center, Bayerova street, cellar. close to the center with excellent accessibility

Bayerova, Brno - Veveří

7 800 000 CZK

Reserved | Sort of real property: **Flat 3+kk** | Total area: **77 m²**



Apartment for sale 3+kk 75 m² with balcony in the new project

Rezidence Haná. Vvškov. cellar

Vyškov - Vyškov-Předměstí

7 050 000 CZK

Reserved | Sort of real property: **Flat 3+kk** | Total area: **75 m²**

**Apartment for sale 3+kk 75 m² with balcony in the new project****Rezidence Haná. Vvškov. cellar**

Vyškov - Vyškov -Předměstí

7 120 000 CZK**Reserved** | Sort of real property: **Flat 3+kk** | Total area: **75 m²**