Apartment Two-bedroom (3+kk)

Sold

105 m², Brno-město, Brno - střed, Jakubské náměstí

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Total area	112 m²
Floor area*	105 m²
Balcony	7 m²
Parking	-
Cellar	-
PENB	G
Reference number	25065

* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

Air-conditioned, two-bedroom apartment with two balconies and a south-facing living room overlooking Jakubské Square, situated on the 4th floor of a building in the historic center.
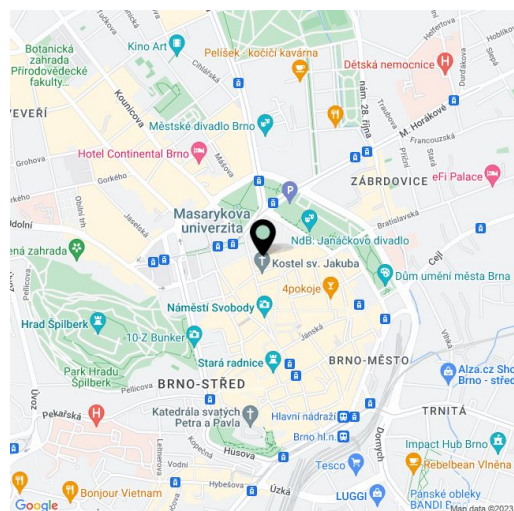
The interior consists of a spacious entrance hall comprising a walk-in closet and fully equipped eat-in kitchen, access to the first balcony, and a pantry. The living room with an entry to the bedroom with a **bay window**, children's room with a spacious balcony overlooking the courtyard, and bathroom are accessible from the central hallway.

A few years ago, the apartment was sensitively restored, preserving its original features and materials, such as **renovated casement windows, refurbished wooden floors, and classic paneling**. The Interior offers all features necessary for comfortable living such as **air-conditioning**, a **heated floor** in the bathroom, an entrance door with an alarm, premium **custom-made furniture**, or spacious built-in wardrobes. The building in a historic style by the **architect Maximilian Monter** is well maintained; there is an elevator. In one of the nearby garages, there is a possibility to rent or buy a parking space. It is also possible to obtain a residential parking permit, on the basis of which you can park in any free space on the street.

A lovely location close to the Janáčkovo Theater (with an adjacent park) and Špilberk Castle. **Excellent access by public transport, all public amenities** within walking distance.
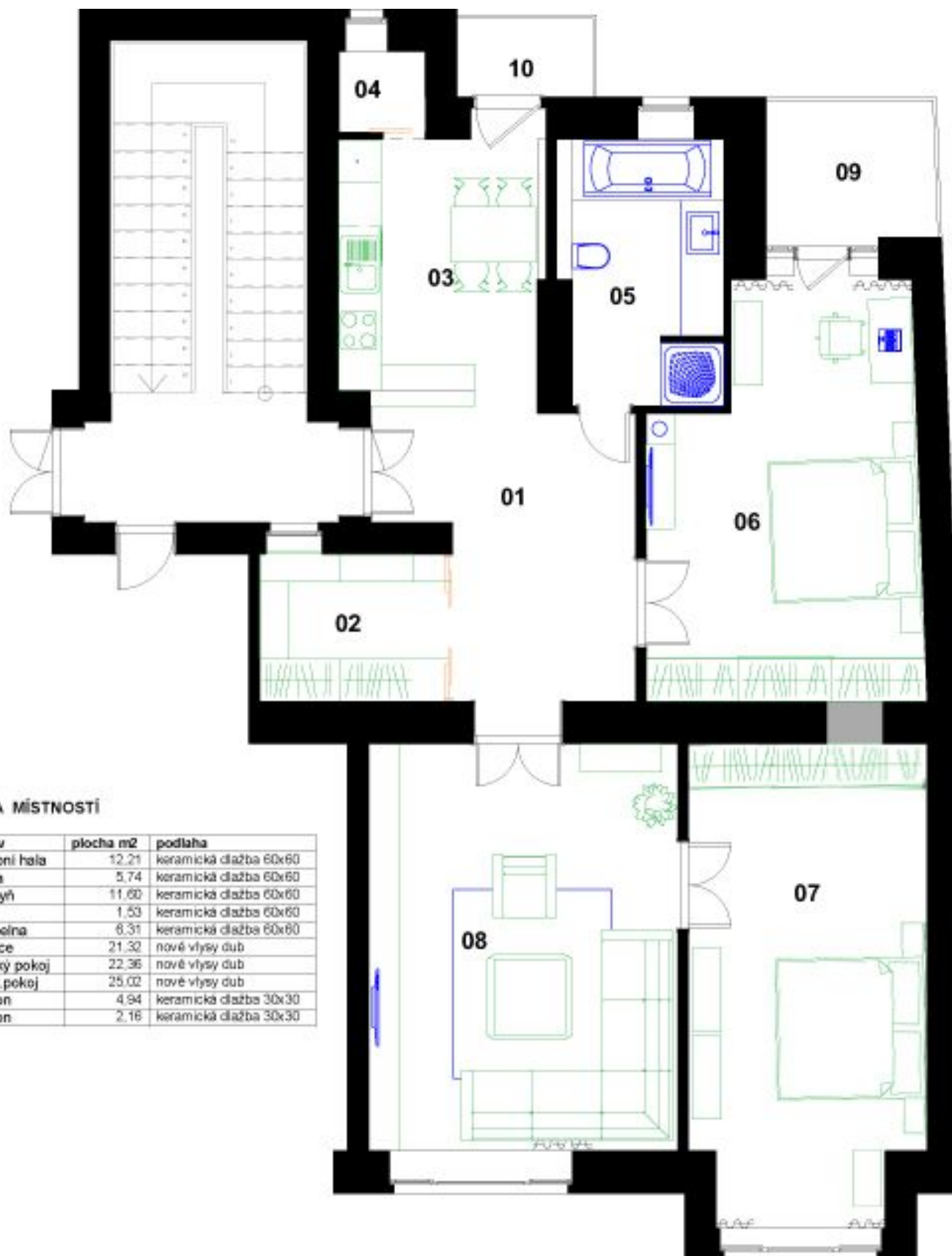
Interior 105 m², balconies 4.94 + 2.16 m².

The apartment will be available from May 2021.

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04

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09

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05

01

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02

08

07

LEGENDA MÍSTNOSTÍ

č.m.	název	plocha m2	podlaha
01	vstupní hala	12,21	keramická dlažba 60x60
02	šatna	5,74	keramická dlažba 60x60
03	kuchyň	11,60	keramická dlažba 60x60
04	spíž	1,53	keramická dlažba 60x60
05	koupelna	6,31	keramická dlažba 60x60
06	ložnice	21,32	nové vlysy dub
07	dětský pokoj	22,36	nové vlysy dub
08	obýv. pokoj	25,02	nové vlysy dub
09	balkon	4,94	keramická dlažba 30x30
10	balkon	2,16	keramická dlažba 30x30

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