



## Apartment Three-bedroom (4+1)

**Sold**

120 m<sup>2</sup>, Brno-město, Brno - střed, Cihlářská





## Apartment Three-bedroom (4+1)

**Sold**

120 m², Brno-město, Brno - střed, Cihlářská

Total area	162 m²
Floor area*	120 m²
Balcony	11 m²
Terrace	42 m²
Parking	Garage parking space
Garage	Yes
Cellar	Yes
Service price	included
PENB	G
Reference number	35052

This fully renovated, one-of-a-kind 3-bedroom duplex with 2 bathrooms, 2 terraces, 2 balconies, a parking garage, and the use of a beautiful shared garden as an added bonus is located on the 7th and 8th floor with two private entrances in a new modern building with an elevator. And let's not forget central air-conditioning!

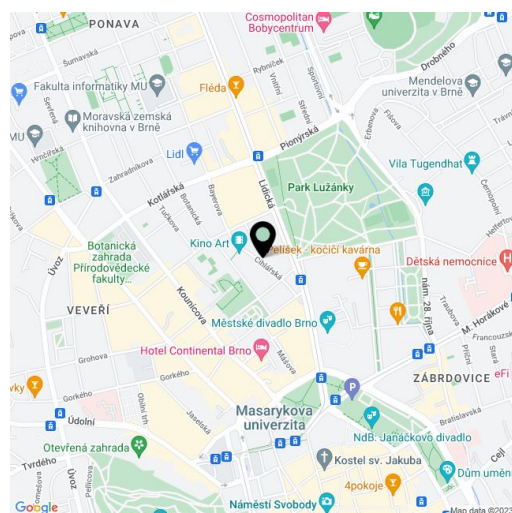
On the lower floor you will find a master bedroom with a large **walk-in closet**, en-suite bathroom, and **terrace**, which can easily accommodate a Jacuzzi and a sauna. In addition, there are 2 bedrooms with a shared **balcony**, a 2nd bathroom (**tropical rain shower**, bathtub, double sink), a separate toilet, a closet, and a large entrance hall with a staircase leading to the upper floor. The top floor welcomes you with a spacious, open living room, a top-of-the-line kitchen, and a dining room. The living room has two entrances to the **southwest-facing terrace** and the dining room has access to a **northeast-facing balcony** where you can entertain your family or guests.

The high standard of the renovation and equipment includes a **Loxone** smart home system (security, lighting, heating, **air-conditioning**, **exterior blinds**, central light switch), wooden Euro windows with double-glazed panes, **wooden floors** from the Czech manufacturer Princ Parket, security (Class III), **Sapeli** interior flush doors, underfloor heating, a retractable awning over the terrace, **Villeroy & Boch** sanitary facilities, **Hüppe** showers, built-in wardrobes, or automatic staircase lighting. The **Hanák** handleless kitchen has a Technistone worktop, induction hob, wine storage, a **Liebherr** fridge and freezer, a Fagor coffee maker and oven, a Siemens dishwasher, a recessed sink, and a Franke hood. Heating by a Buderus air-water heat pump from the central boiler room in the building. The unit has a **garage parking space** and a **cellar**, residents have access to a **private landscaped garden** in the courtyard.

The building is located on a one-way street just a few meters from the recently revitalized **Lužánky Park and Tyršův Garden** and a few steps away from a tram stop. Schools, shops, restaurants, medical services, a **cinema**, and a **theater** are located close-by. The city center is also within walking distance.

Interior 120 m², terraces total 41.8 m², balconies total 10.6 m².

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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.





**Sold**




**Půdorys 8. nadzemního podlaží**

### Varianța 03



### Legenda

## Schéma barevnosti

- |   |  |
|---|--|
|  | Litá epoxidová sítěnka Beton-Flame, CementDuPont |
|  | Dřevěná mořená podlaha Kairis Harmony, dub Fogg  |
|  | Dřevěný obklad sčrtnostě, masivní dřevěno mořené |

### Schéma osvětlení

- |   |                    |
|---|--------------------|
|  | Stropní svítidlo   |
|  | Nástěnné svítidlo  |
|  | Bodové svítidlo    |
|  | Výbojkové svítidlo |

### Popis předmětů

- 10 Policejna stěna (hyperbolicky ubíhající), dřevě, barva černá
- 11 Audio sístna pro TV, Hi-Fi, apod.
- 12 Barový puli
- 13 Kuchynská linka
- 14 Jidelni stůl
- 15 Jidelni židle

2.01	Schöfste	2,79
2.02	Kuchynský kout, Jilema	23,48
2.03	Předul	1,96
2.04	Obvazd pokoj	24,61
2.05	Terasa	22,52
2.06	Terasa	2,49
		<b>77,85 m2</b>

**AVOID**

MEZONETOVÝ BYT  
CHILÁŘSKÁ, BRNO

Studie Interiér

06/2017

05 Pudovys 8. nadzemino plotas  
1:100