



## Apartment One-bedroom (2+kk)

€ 297 281 | CZK 7 490 000

60 m<sup>2</sup>, Brno, Nový Lískovec, Plachty





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|                  |                   |
|------------------|-------------------|
| Total area       | 67 m <sup>2</sup> |
| Floor area*      | 60 m <sup>2</sup> |
| Loggia           | 7 m <sup>2</sup>  |
| Parking          | Parking space     |
| Cellar           | 4 m <sup>2</sup>  |
| PENB             | B                 |
| Reference number | 101662            |

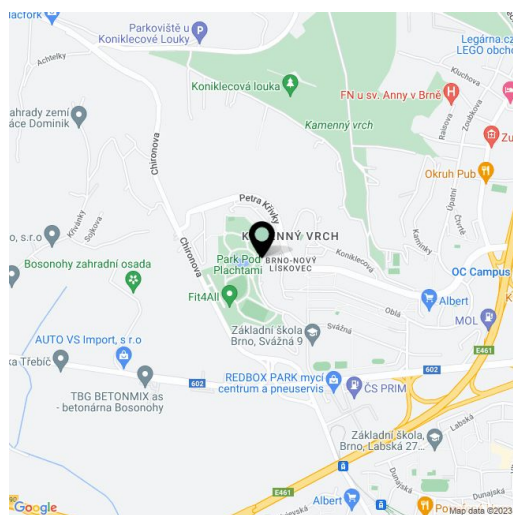
This renovated apartment with a loggia with wonderful views of the landscaped greenery is located on the 2nd floor of an energy-efficient brick building with an elevator. A pleasantly quiet place in the popular Nový Lískovec district right next to Pod Plachtami Park offers a wide range of relaxation and sports activities. A parking space is included in the price.

The apartment consists of 1 large room divided into a bedroom and a living room with access to the loggia, a kitchen with a dining and work area, a bathroom (with a shower and toilet), and a spacious hall.

Floating floors; **large-format tiles** and plastic windows with **interior blinds**. The kitchen is equipped with built-in Gorenje appliances; the bathroom has **designer furniture**. The apartment includes a **bright storage room** on the same floor next to the apartment and an **outdoor parking space** on a **fenced, lockable lot** in front of the building.

The excellent location of the building allows you to be in nature in no time; right next door is **Pod Plachtami Park** with children's playgrounds, a **rope park**, outdoor gyms, **tennis courts** and other sports fields, a **barbecue area** and cafes, and it is a short distance to the vast **Kamenný vrch nature reserve**. A trolleybus and bus stop are right by the building, and in about 20 minutes you can reach the city center, the **zoo**, and a **dam**.

Floor area 60.2 m<sup>2</sup>, loggia 6.8 m<sup>2</sup>, chamber 3.9 m<sup>2</sup>.



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.