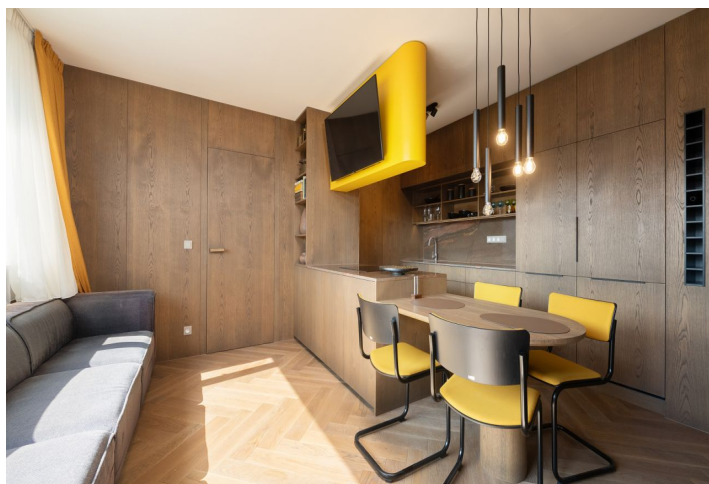




## Apartment Two-bedroom (3+kk)

€ 318 263 | CZK 7 990 000

83 m<sup>2</sup>, Blansko, Letovice, Komenského





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€ 318 263 | CZK 7 990 000

83 m<sup>2</sup>, Blansko, Letovice, Komenského

Total area	143 m <sup>2</sup>
Floor area*	83 m <sup>2</sup>
Terrace	60 m <sup>2</sup>
Parking	Yes
Cellar	11 m <sup>2</sup>
PENB	C
Reference number	102187

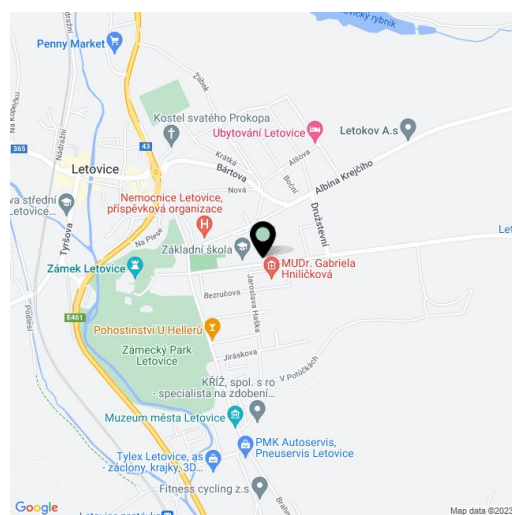
This above-standard, designer furnished apartment with a sauna and a roof terrace with panoramic views of the surrounding nature is located on the 4th floor of a building in a new, urbanistically successful residential complex located in a quiet place near a castle park in the town of Letovice, surrounded by fields and deep forests.

The layout of the west-facing apartment consists of a living room with a kitchen, a master bedroom with a **dressing room**, a second bedroom, a bathroom, a separate toilet, and an entrance hall. On the upper level, accessible from the master bedroom, there is a **sauna** with a **glass wall allowing for wonderful views**.

The apartment building was completed in 2020. Windows are **aluminum** with **heat-insulating panes and screen shading**, the entrance door has security fittings, and the interior doors are rebateless. All doors have an above-standard height of 2.1 m. Floors are **wooden parquet (smoked oak)** or tiled, and there is hot water **underfloor heating** throughout the entire area of the apartment. The kitchen and other equipment are **custom-made**, and the apartment is sold **fully furnished** according to the photos shown. It is possible to place a cooling tub or hot tub on the terrace. An **elevator** and a **pram room** are available to residents; the apartment comes with **1 outdoor parking space and a large cellar** with a connection for a washing machine and a dryer (approx. 11 sq. m.).

The project is a continuation of the existing development, so all infrastructure is within easy reach. A kindergarten and elementary school or a grocery store are about 150 meters away and a cafe, restaurant, **castle park**, and playground are nearby. There is a bus stop practically right by the house, and you can easily connect to the R43 highway by car. Another benefit of Letovice is the **surrounding landscape**. There are **bike paths and hiking trails**, and the town of Boskovice with its beautiful historic center is also close-by.

Floor area 83 m<sup>2</sup>, terrace 60 m<sup>2</sup>, cellar 11 m<sup>2</sup>.



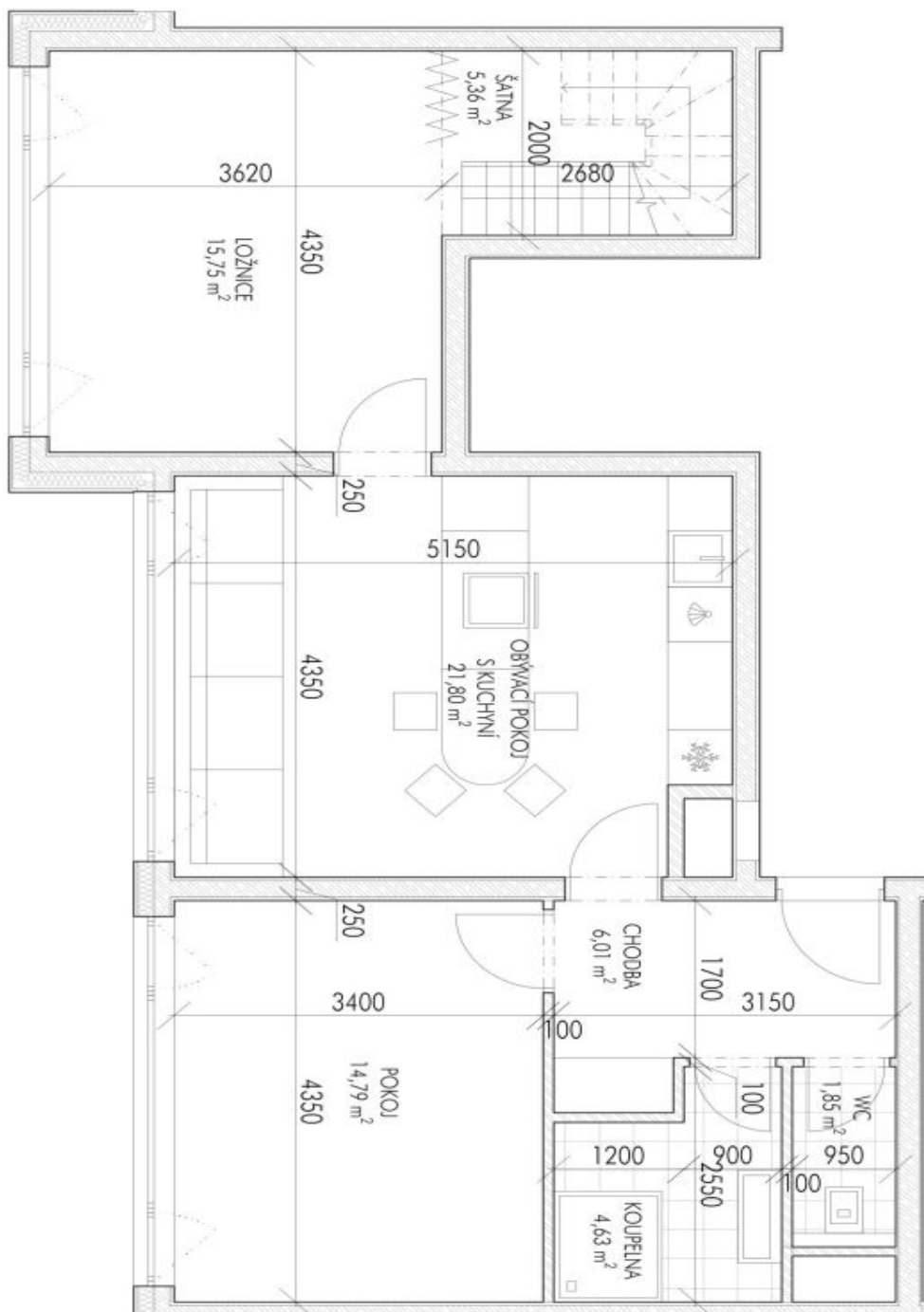
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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