



## Apartment One-bedroom (2+kk)

Ask for price

64 m<sup>2</sup>, Brno-město, Bohunice, Netroufalky





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Total area	82 m <sup>2</sup>
Floor area*	64 m <sup>2</sup>
Terrace	18 m <sup>2</sup>
Parking	Yes
Cellar	Yes
PENB	B
Reference number	102459

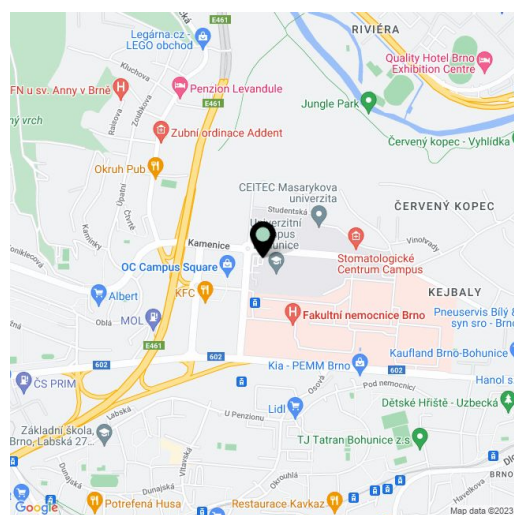
This spacious modern apartment with a large balcony is located on the 4th floor of the award-winning barrier-free residential complex Live Up - Netroufalky, which is sensitively set in the greenery above the Riviera and Čertík recreation areas. The place provides unique views of the city, Špilberk, Petrov, and the surrounding forests.

The practical layout of the apartment consists of a living room with a kitchen and dining room, 1 bedroom, a bathroom (with a walk-in shower and toilet), and a closet with a niche for a washing machine. Both rooms have access to the northwest-facing terrace towards the forest park and the Svratka valley.

The residence was built in 2017 and won the **Building of the Year** award. **High-quality facilities** include **Kährs oak floors** with heating convectors, an Italian **Poliform** kitchen with almost unused **Miele** appliances, a washing machine of the same brand, doors with concealed hinges, high-quality built-in wardrobes, lights, and curtains and drapes on large-format windows. The price includes **all of the equipment and a cellar**. A **garage parking space** is available.

A pleasantly quiet place at the end of the residential area right next to the **forest park** on Devil's Hill, with full civic amenities within walking distance or a short driving distance. Nearby is the renowned **Riviera swimming area**, a **bike arena**, and other opportunities for sports and relaxation. Quick access to the city center is ensured by buses and trolleybuses from a stop only 100 meters from the building.

Floor area 64 m<sup>2</sup>, terrace 18 m<sup>2</sup>.



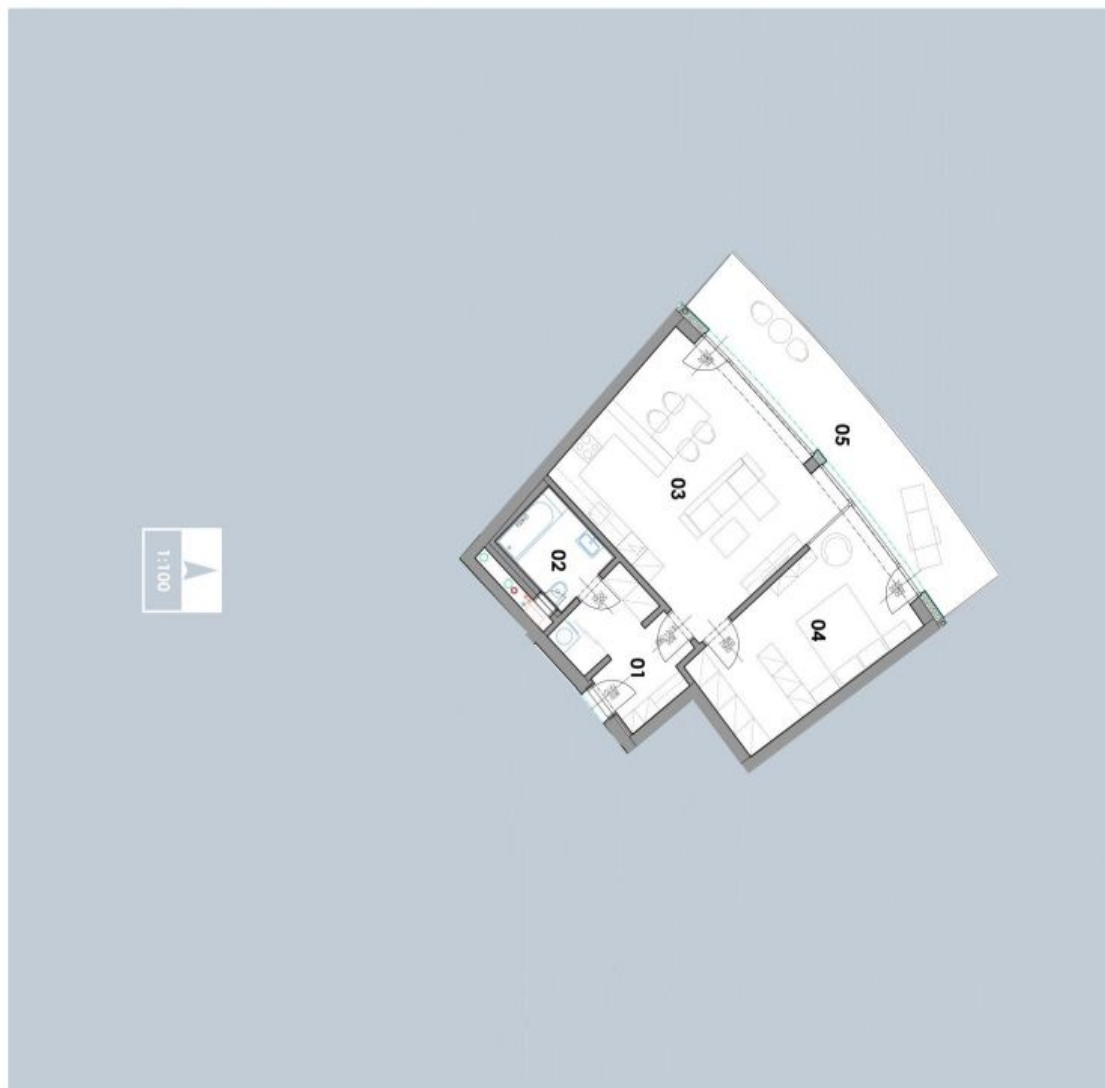
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Č. M.	UČEL MÍSTNOSTI	ROZLOHA m <sup>2</sup>
01	PŘEDVĚN	8,0
02	KUCHYŇKA + WC	4,9
03	KOMBINACE KUCHYŇKY S PRACOVNÍM PLOŠTÍČKEM	29,3
04	KČ. KČ. KČ.	1,72
05	BALKÓN	6,6
POZEMKOVÝ PRŮCHOD BRNĚŇSKÉHO ÚJEZDU Č. 364/2013 Sb.		0,0
CELKOVÁ PLOCHA S PRŮCHODNÍM BALKÓNEM		50,0