



Apartment Two-bedroom (3+kk)

Sold

79.6 m², Brno-město, Trnitá, Placzkova





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| | |
|------------------|--------|
| Total area | 99 m² |
| Floor area* | 80 m² |
| Terrace | 19 m² |
| Parking | Yes |
| Garage | Yes |
| Cellar | Yes |
| PENB | B |
| Reference number | 104410 |

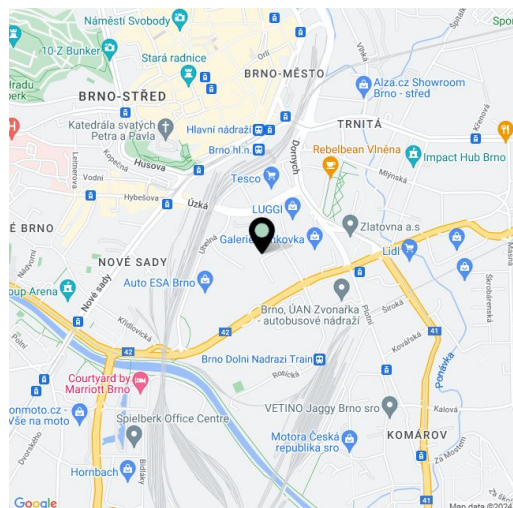
This new, almost hundred-square-meter apartment with a large terrace and garage parking is part of the Palác Trnitá residential project, which recently emerged in a dynamically developing district in the broader center of Brno, right next to the Vaňkovka Gallery shopping center.

The bright apartment located on the 5th floor is divided into a living room with a kitchenette, 2 spacious bedrooms, a bathroom, a separate toilet, and an entrance hall. The interior is complemented by a **20-square-meter terrace**.

Facilities include plastic windows and balcony doors with insulating double and triple glazing and a preparation for shading, central heating, and chip access to the building. The purchase price includes a **garage parking space** and a **cellar**, while residents also have access to a **communal garden**.

The modern, energy-efficient multifunctional building is close to a shopping center, with supermarkets, kindergartens, primary and **secondary schools**, and indoor and outdoor **sports facilities** at a convenient distance. The city center is just a few minutes' walk away, as is the bike path along the Svatka River. There is also a nearby bus and train station, with **easy access to the I/50 expressway** and the **D1 highway** by car.

Floor area 79.6 m², terrace 19 m².



* 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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| | |
|-----------------------|--------|
| 01 PŘEDSÍŇ | 9,2 m² |
| 02 ŠATNA | 4,4 m² |
| 03 POKOJ | 19 m² |
| 04 OBÝVACÍ POKOJ S KK | 24 m² |
| 05 LOŽNICE | 12 m² |
| 06 TERASA | 19 m² |

