



House Five-bedroom (6+kk)

€ 2 738 095 | CZK 69 000 000

756 m², Brno-město, Řečkovice, Azurová





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| | |
|------------------|--|
| Total area | 756 m ² |
| Plot | 963 m ² |
| Foot print | 351 m ² |
| Floor area | 581 m ² |
| Terrace | 115 m ² |
| Parking | Garage and covered spaces for 3-4 vehicles |
| Garage | 60 m ² |
| Cellar | Yes |
| PENB | B |
| Reference number | 106003 |

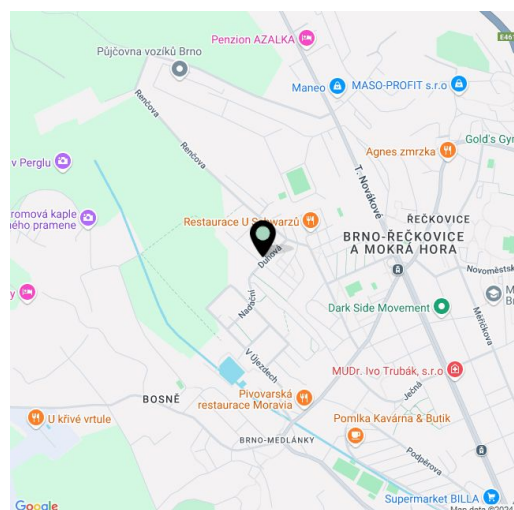
This elegant family house with 4 bedrooms, a private wellness zone, a fitness area, a terrace, and a nicely landscaped garden is located in the sought-after Medlánky district, within quick reach of complete services, but at the same time a short distance from the unspoiled Baba nature park.

On the entrance floor of the three-story house, which is directly accessible from the garage sized for up to **3 cars**, there is a **large 70 m² living room** with amazing views of the surrounding hills through the glass wall, a connected kitchen with appliances, an office, and access to a large **terrace**. On the first floor is a bedroom with an **en-suite bathroom** and its own entrance hall, a separate toilet, a hall, a garage, a storage room, and a vestibule. From the living room, a staircase (and a 2nd staircase from the hall) leads to the lowest floor, which is mainly intended for sports and relaxation - there is a 2nd living room with a **fireplace** to create a relaxed atmosphere, with a **home cinema** and another room, a gym, a **wellness zone** with a **steam and Finnish sauna**, a whirlpool and an outdoor and indoor **cooling pool**, as well as a pool hall adjacent to the **terrace** and an **outdoor kitchen with covered seating**. The facilities for these spaces consist of a walk-in wardrobe, a toilet, utility rooms, and storage. The southwest-facing terrace then transitions into a **well-maintained garden** fenced with a gabion wall. The 2nd floor is accessed via the stairs from the hall. Here, there is the master bedroom with 2 dressing rooms, 2 additional bedrooms, a bathroom, and a toilet. In addition to the parking spaces in the garage, there is a **covered outside parking space** for 3-4 cars.

The modern villa from 2012 stands out for its functionality and high-quality facilities, from the aluminum (triple-glazed) **Schüco** windows, **wooden parquet floors**, **Travertine** natural stone paving, Jablotron security system complete with security blinds and roller shades (remote controlled), security top-class doors or partially built-in **air conditioning**. The house is served by 2 gas boilers distributing heat to radiators and **underfloor heating**, a heat exchanger, and **solar panels** providing hot water.

The quiet area **on the border of Medlánek and Řečkovice** is an ideal place to live for families with children thanks to the **beautiful surrounding nature**, numerous playgrounds, a kindergarten and elementary school, or the **sought-after Tereza Nováková high school**. Various sports grounds, restaurants, cafes, a confectionery, and shopping malls are in the vicinity and the city center is easily accessible both by public transport (trams, buses) and by car (approx. 12-minute drive).

Usable area 755.69 m², of which interior 580.65





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m², terraces 115.19 m² and garage 59.85 m², built-up area 351 m², plot 963 m².

