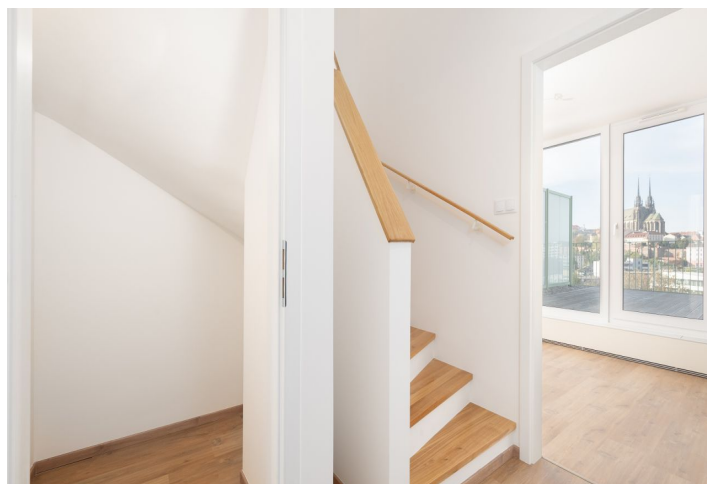




## Apartment Three-bedroom (4+kk)

**Sold**

119.9 m², Brno-město, Trnitá, Fuchsova



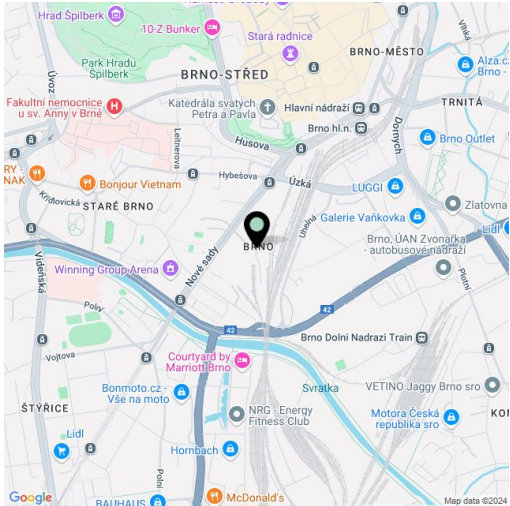


# Apartment Three-bedroom (4+kk)

Sold

119.9 m², Brno-město, Trnitá, Fuchsova

Total area	194 m²
Floor area*	120 m²
Balcony	24 m²
Terrace	50 m²
Parking	2 garage parking spaces
Garage	Yes
Cellar	Yes
PENB	B
Reference number	106509



\* 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.

This air-conditioned duplex apartment with a large terrace, two balconies, and direct views of the Cathedral of St. Peter and Paul is located in the modern Palác Trnitá residential project in a dynamically developing district in the wider center of Brno, right next to the Galerie Vaňkovka shopping center. The as yet unused apartment is ready for immediate occupancy and includes 2 garage spaces and another can be purchased.

The entrance level (7th floor) consists of 2 bedrooms, one of which has access to the **terrace** and the other to the **balcony**, as well as a bathroom with a toilet, a closet, and an entrance hall. On the upper level is a living room with a kitchen and **large balcony**, a bedroom, a **walk-in wardrobe**, and a bathroom with a toilet. The terrace offers unobstructed views of the center of Brno with its dominant feature – **the Cathedral of St. Peter and Paul**.

The apartment, approved in 2022, is **air-conditioned**, equipped with a built-in wardrobe in the entrance hall and a **Schüller German kitchen** with a cooking island, a **filter battery**, and **high-end** Electrolux appliances (including an **80 cm wide induction hob**), a fully equipped dressing room with a washing machine and **AEG** dryer. Facilities include plastic windows and balcony doors with insulating double and triple glazing and with a preparation for shading, central heating, and an entrance and access to the building via a **chip**. The purchase price includes a **cellar** and **2 garage spaces** located **near the elevator**, and residents of this **energy-efficient building** also have access to a **shared garden**. It is possible to **purchase another 2 garage spaces** for the apartment.

The residence is located in close proximity to the **Vaňkovka shopping center**, within easy reach of supermarkets, kindergartens, and elementary or **high schools**, and indoor and outdoor **sports fields**. It is only a few minutes to the city center as well as to the **bike path along the Svatka River**. Bus and train stations are nearby, and you can easily connect to the I/50 expressway and D1 highway by car.

Floor area 119.9 m², terrace 50.3 m², balconies 15.2 m² and 8.6 m².



Apartment Three-bedroom (4+kk)

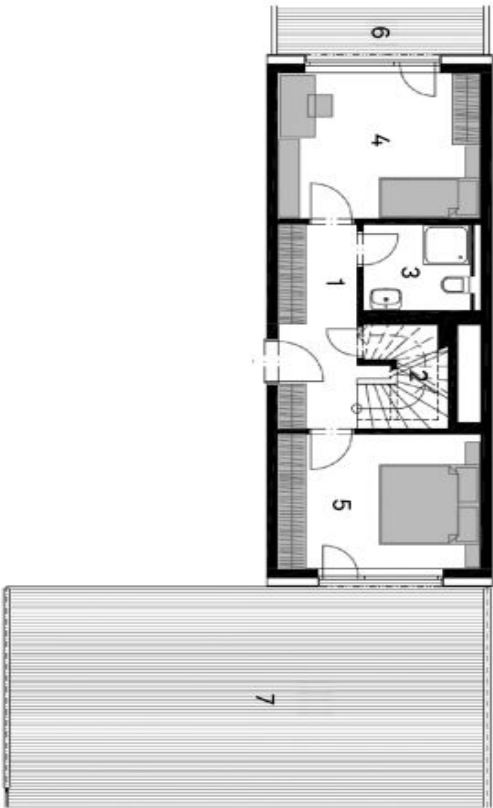
Sold

119.9 m², Brno-město, Trnitá, Fuchsova

Palác Trnitá

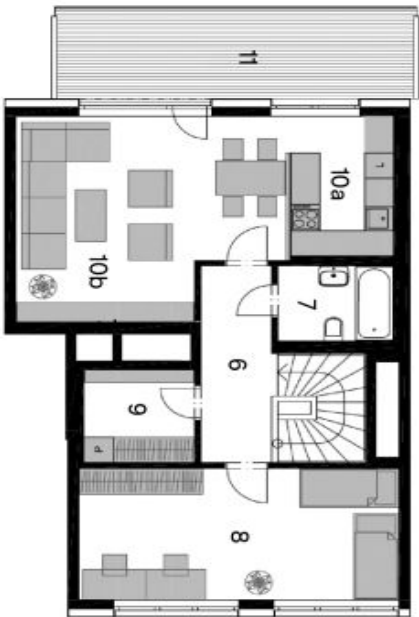
Mezonet 4+kk

8. NP



1	Předsíň	11,8 m²
2	Šatna	2,3 m²
3	Koupelna + WC	4,1 m²
4	Pokoj	13,3 m²
5	Ložnice	12,3 m²
Užitná plocha v 8.NP		43,8 m²
Užitná plocha bytu		110,1 m²
6	Balkon	8,6 m²
7	Terasa	50,3 m²
Celková plocha bytu		119,9 m²

9. NP



6	Chodba	6,7 m²
7	Koupelna + WC	4,1 m²
8	Pokoj	19,8 m²
9	Šatna	4,9 m²
10a	Kuchyňský kout	6,8 m²
10b	Obytný prostor	24,0 m²
Užitná plocha v 9.NP		66,3 m²
11	Balkon	15,2 m²