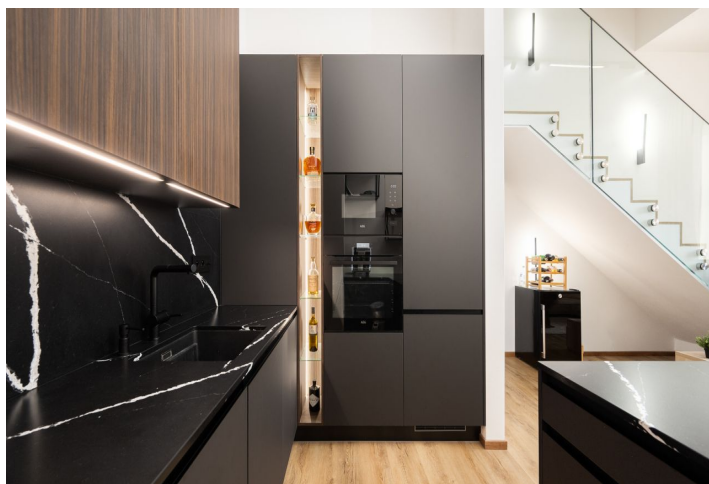
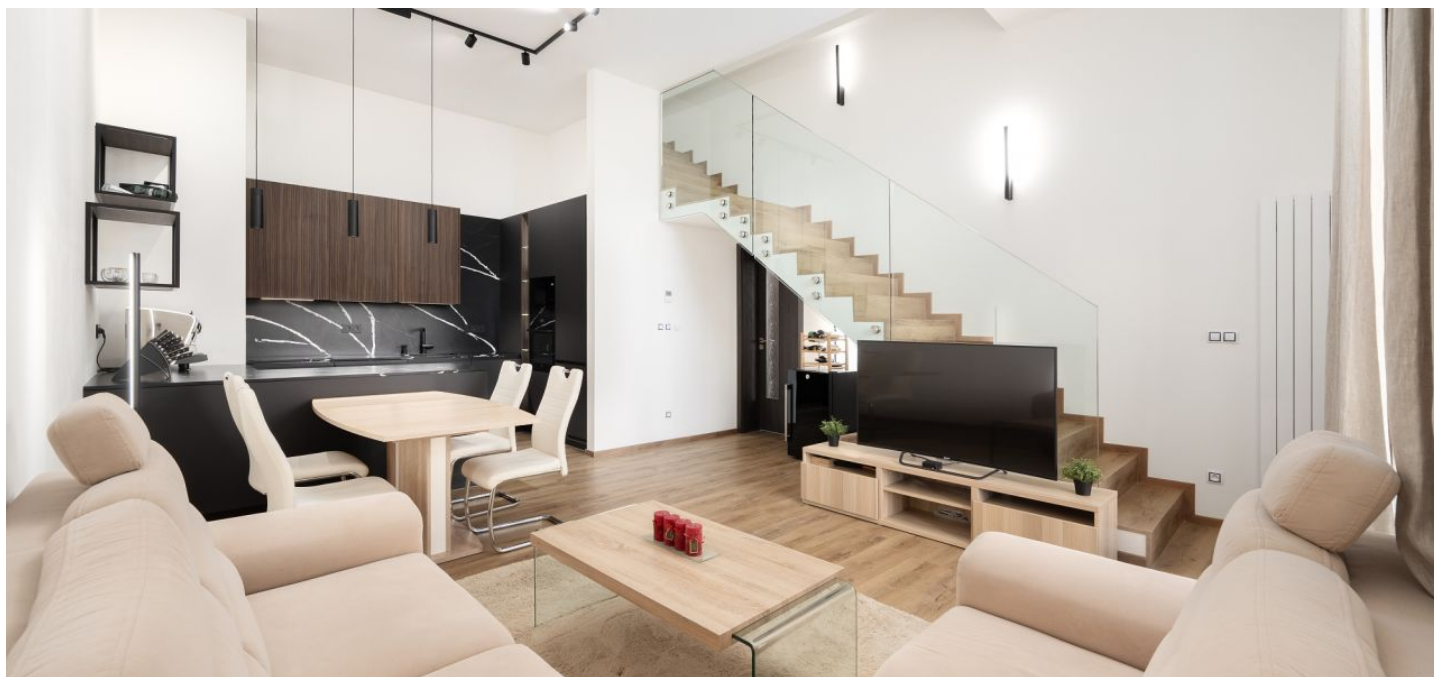




## Apartment Two-bedroom (3+kk)

€ 572 850 | CZK 14 390 000

107.8 m<sup>2</sup>, Brno-město, Brno-Jehnice, Klešínek





## Apartment Two-bedroom (3+kk)

€ 572 850 | CZK 14 390 000

107.8 m<sup>2</sup>, Brno-město, Brno-Jehnice, Kleštínek

Total area	173 m <sup>2</sup>
Floor area*	108 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Terrace	57 m <sup>2</sup>
Parking	Lockable garage and 1 covered outdoor space
Garage	32 m <sup>2</sup>
Cellar	-
PENB	B
Reference number	106864

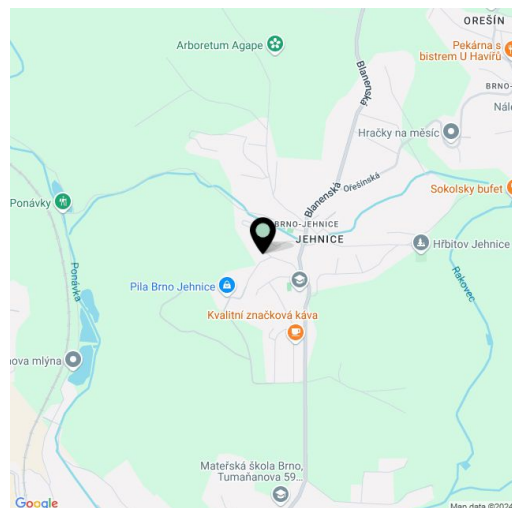
**This impressive, above-standard equipped duplex apartment with high ceilings, an almost 60-meter terrace, a balcony, and a double garage is located in the new Bavaria residential project. The residence is located in a quiet area right next to the forest park in the Brno part of Jehnice, within easy driving distance of the city center.**

The entrance level (ground floor of the Pivovar building) consists of a living room with a kitchen and dining area, 1 bedroom, a bathroom, toilet, and a hall. The staircase in the living room leads to the upper part where there is a bedroom, bathroom, toilet, and staircase hall. Adjacent to the living room is **a generously designed terrace** (at a sufficient height above ground level), from the upper bedroom there is an entrance to the **balcony**. During the growing season, there are **nice views** of the **greenery** from the terrace and balcony.

Advantages of the apartment completed in 2023 are mainly **ceilings of up to 3.7 m high**, large industrial windows, the possibility of installing a hot tub on the terrace, and **parking for 3 cars** - the apartment includes a **lockable double garage** and **1 covered outdoor parking space**. The entire apartment has underfloor heating, the upper bedroom is **air-conditioned**, the doors are seamless, the designer kitchen with a stone worktop was supplied by the **Sekyra** company (**AEG** appliances are still under warranty), and the apartment also has other custom built-in furniture.

In the Jehnice district, there is a kindergarten and elementary school, a **sports field**, a grocery store, transport connections provided by buses, and you can easily connect to the Svitavská road by car. Jehnice is surrounded by **beautiful nature** on all sides, and the **Moravian Karst Protected Area** or the **Baba Nature Park** are nearby.

Floor area 107.8 m<sup>2</sup>, usable area 94.85 m<sup>2</sup>, terrace 56.9 m<sup>2</sup>, balcony 7.5 m<sup>2</sup>, garage 31.4 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.



# Apartment Two-bedroom (3+kk)

€ 572 850 | CZK 14 390 000

107.8 m<sup>2</sup>, Brno-město, Brno-Jehnice, Kleštinek

