



## Apartment Two-bedroom (3+kk)

€ 340 340 | CZK 8 500 000

66 m<sup>2</sup>, Brno-město, Brno-Ponava, Kabátníkova





## Apartment Two-bedroom (3+kk)

€ 340 340 | CZK 8 500 000

66 m<sup>2</sup>, Brno-město, Brno-Ponava, Kabátníkova

Total area	66 m <sup>2</sup>
Parking	-
Cellar	5 m <sup>2</sup>
PENB	D
Reference number	107824

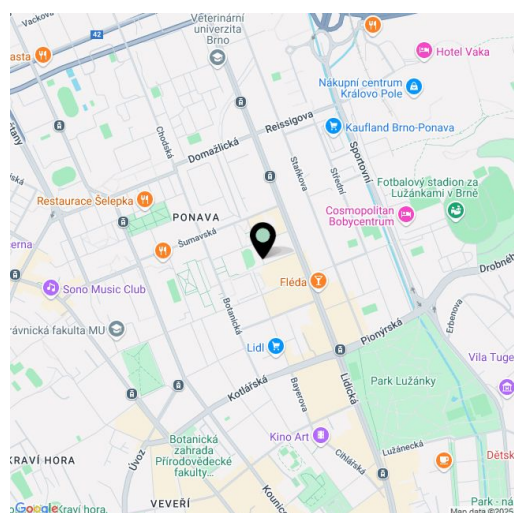
This quiet family apartment is located on the 3rd floor of a renovated residential building with a green inner courtyard, situated on a cul-de-sac in the Ponava district. The location combines all the advantages of city life with the proximity to nature – a large shopping mall is right next door, and it's just a few minutes on foot to the largest park in Brno, Lužánky, a stadium, and the botanical garden.

The apartment consists of a living room with a kitchen, a bedroom, a second room **facing the inner courtyard**, a bathroom with a bathtub and shower, a separate toilet, and a hallway. The apartment comes with a **cellar**, and parking is available for residents in the blue zone around the building.

The spacious apartment is equipped with a fully equipped kitchen, storage spaces in the hallway and rooms, high-quality **wooden** interior doors, laminate floors in the living areas, tiles in the bathroom and hallway, an intercom, and security doors. Windows are plastic with interior **blinds**. Heating is provided through radiators powered by a gas boiler. The furnishings in the photographs are included in the purchase price. The building, secured by a camera system, features a courtyard with a **garden** exclusively for the use of apartment owners who reside in the building. In the basement, there is a **bistro**.

A major benefit of this location is its walking distance to Brno's downtown and proximity to the Sfinx shopping gallery, the extensive sports facilities of a stadium (ice skating, tennis, badminton, bowling, athletics, football), the botanical garden, and the largest city park, **Lužánky**, which has become a popular recreational, sports, and social hub for local residents in recent years.

The floor area is 66.15 m<sup>2</sup>.



\* Size of the unit according to the Housing Act. The area consists of the sum total of the internal area of every room.