



## Apartment Two-bedroom (3+kk)

Sold

80 m<sup>2</sup>, Brno-město, Brno - Bystrc, Chudčická





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|                  |                    |
|------------------|--------------------|
| Total area       | 129 m <sup>2</sup> |
| Floor area*      | 80 m <sup>2</sup>  |
| Terrace          | 49 m <sup>2</sup>  |
| Parking          | Separate garage    |
| Garage           | Yes                |
| Cellar           | Yes                |
| Service price    | included           |
| PENB             | G                  |
| Reference number | 44211              |

This modern apartment with a fenced southeast-facing green terrace in the courtyard is part of a residential area in the neighborhood of a nature park near the Brno Reservoir.

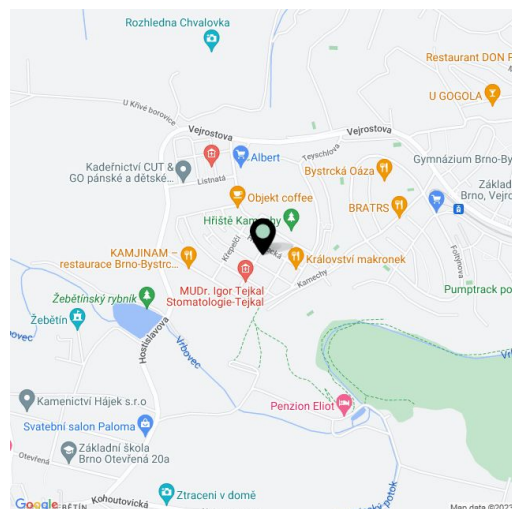
The layout of the ground floor apartment consists of a living room connected to the kitchen and dining room, 2 bedrooms, a bathroom with a bathtub and 2 sinks, a separate toilet, and an entrance hall. From the living room, it is possible to enter the **garden terrace** with a seating area.

The building was approved in 2009. Facilities include an **intelligent home system**, a security system with sensors, a **sound system**, vinyl and laminate floors, large-format tiles, plastic windows with safety films (in the living room and children's room) and interior blinds. Security entrance. The kitchen is fully equipped with built-in Bosch appliances. District heating from the heating plant. The apartment comes with a **cellar**; the purchase price also includes a **garage** parking space (prepaid for a year in advance with the possibility of further extension) directly in the basement of the building accessible by elevator. The apartment is **partially furnished**; there is, for example, a dining table and other custom-made furniture, garden furniture, a garden house, and an inflatable **hot tub**. Residents of the building can use a **drying room and a pram/bike room**.

A kindergarten and a polyclinic with a pharmacy or a restaurant are nearby. A shopping center, an elementary school, and a post office are within a short driving distance. Transport connections are provided by buses; a stop is located a short distance from the building. The surrounding area stands out for its **large amount of greenery**; in a few minutes, it is possible to walk to the vast **Podkomorské Lesy Nature Park**, the **Pekárna Natural Monument**, and the **beaches and sports fields** by the dam. You can easily connect to the D1 highway by car.

Interior 79.55 m<sup>2</sup>, terrace 49 m<sup>2</sup>, cellar 1.2 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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.