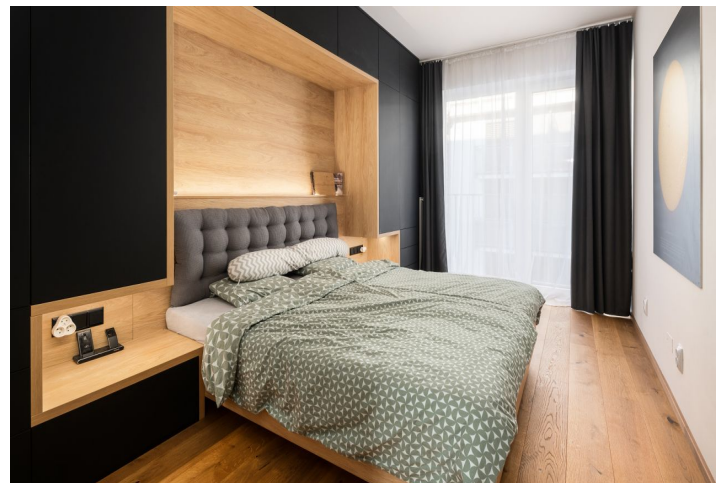


## Apartment Two-bedroom (3+kk)

Sold

69.6 m<sup>2</sup>, Brno-město, Zábřovice, Spolková

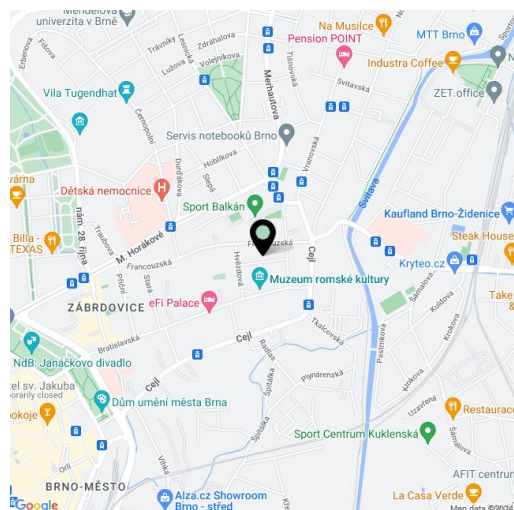


## Apartment Two-bedroom (3+kk)

Sold

69.6 m<sup>2</sup>, Brno-město, Zábřovice, Spolková

Total area	76 m <sup>2</sup>
Floor area*	70 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	Heated garage parking space
Garage	Yes
Cellar	3 m <sup>2</sup>
PENB	B
Reference number	103861



\* 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 stylish, practically designed apartment with a made-to-measure high quality interior, two balconies, and a garage parking space is part of a residential project located in a progressively developing neighborhood in the wider center of Brno.

The clever layout of the apartment on the 4th floor consists of a living room with a kitchen and access to a **south-facing balcony** overlooking the **courtyard**, 2 bedrooms with a shared **balcony**, a bathroom with a bathtub, a separate toilet, an entrance hall, and a utility room with a connection for a washing machine and a dryer.

The energy-efficient building with an **elevator** was completed in 2021. High-quality facilities include **thresholdless three-layer oak floors**, **Sapeli** interior doors, security entrance doors, **custom-made wooden furniture in black matte** created by a carpenter and providing plenty of **storage space**, and a kitchen with an **induction hob**, electric and microwave oven, refrigerator, and **large AEG dishwasher**. Windows are plastic with triple glazing. Heating is district. The apartment comes with a **cellar** and a **heated garage parking space**. Residents have access to a **shared bike shed**, and the house is protected by a **camera system** and **chip-enabled** entrance doors and gates.

A convenient location adjacent to the center of Moravia's main city and at the same time on a quiet street. There are many shops in the vicinity, including a hypermarket, a cafe, and a restaurant. A kindergarten and elementary school or medical services are within walking distance. It is not far from **Lužánky Park**, **Koliště**, or any of the surrounding **sports grounds**. The historic city center can be reached in just a short time by tram or on foot.

Floor area 69.6 m<sup>2</sup>, balconies 6.32 m<sup>2</sup> in total, cellar 3.2 m<sup>2</sup>.

## Apartment Two-bedroom (3+kk)

69.6 m<sup>2</sup>, Brno-město, Zábřdovice, Spolková

Sold

Spolková 8c, Brno

Byt 3+kk

5.NP

- 1 Chodba
- 2 Pokoj / Ložnice
- 3 Pokoj / Ložnice
- 4 WC
- 5 Koupelna
- 6 Komora
- 7 Obývací pokoj
- 8 Balkon
- 9 Balkon

