

## Apartment Three-bedroom (4+kk)

Sold

119.9 m<sup>2</sup>, Brno-město, Trnitá, Fuchsova

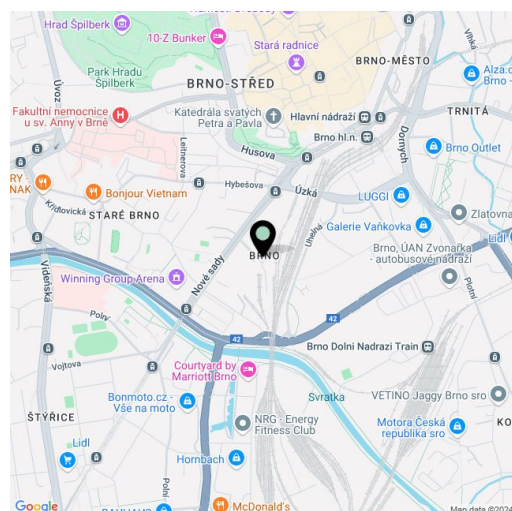


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Total area	194 m <sup>2</sup>
Floor area*	120 m <sup>2</sup>
Balcony	24 m <sup>2</sup>
Terrace	50 m <sup>2</sup>
Parking	2 garage parking spaces
Garage	Yes
Cellar	Yes
PENB	B
Reference number	106509



\* 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 m<sup>2</sup>, terrace 50.3 m<sup>2</sup>, balconies 15.2 m<sup>2</sup> and 8.6 m<sup>2</sup>.

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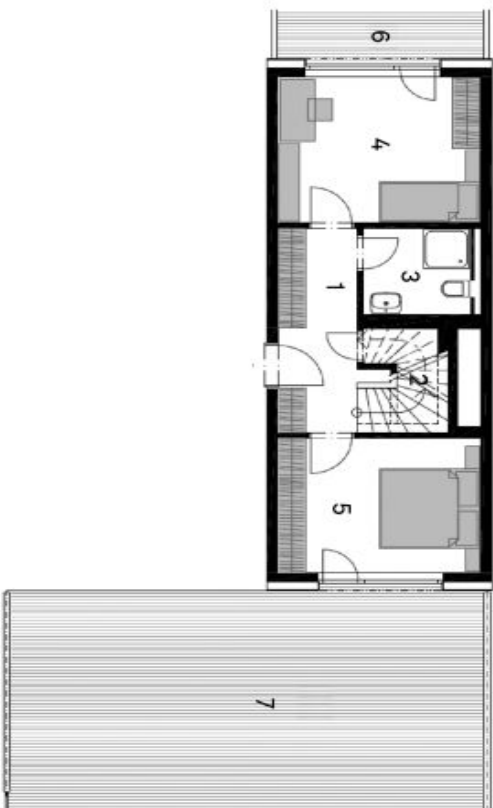
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Palác Trnitá

Mezonet 4+kk

8. NP



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

9. NP



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