

## Apartment Two-bedroom (3+kk)

Sold

72 m<sup>2</sup>, Brno-město, Brno - Židenice, Kamenačky



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Total area	84 m <sup>2</sup>
Floor area*	72 m <sup>2</sup>
Balcony	12 m <sup>2</sup>
Parking	Parking in front of the house
Cellar	Yes
Service price	4 000 CZK monthly
PENB	C
Reference number	29146

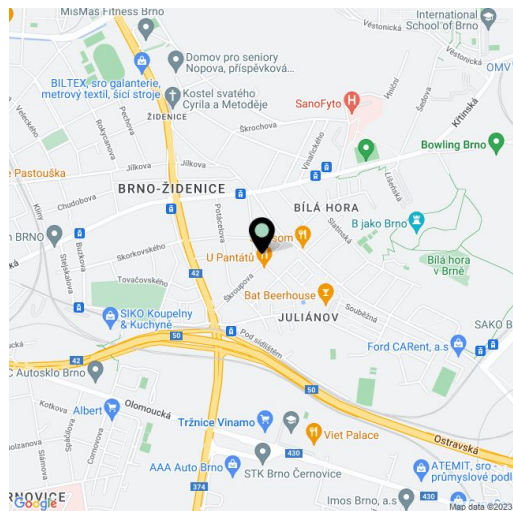
This completely furnished apartment with two balconies located on the 2nd floor of a modern brick building is situated in a pleasant location with lots of greenery and with excellent access to the center.

The layout consists of a living room with a balcony and a kitchen area, 2 bedrooms (1 with a private balcony), a bathroom with a bathtub and a hallway.

The interior includes a fully equipped kitchen, plastic windows with interior blinds, floating laminate flooring, large-format tiles in the bathroom and carpeting in the bedrooms. Veneered entrance door (safety class 3) and Junkers gas turbo compact heater. A **cellar** is included with the apartment. Parking is available in front of the building. **The purchase price includes all interior fittings shown in the photographs** (except the sofa in the living room and the equipment from the children's room).

The building is located on a quiet street in a traditional residential area a few steps from the post office and an elementary school, just a few minutes away from a kindergarten. **The tram to the center takes less than 15 minutes.** Nearby is a swimming pool, grocery store, several restaurants and a natural monument with a view of Bílá Hora.

Usable area 83,9 m<sup>2</sup>, balconies 12 m<sup>2</sup> (2x6 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.