

## Apartment Two-bedroom (3+kk)

Sold

88 m<sup>2</sup>, Brno-město, Brno - Královo Pole, Jarmily Kurandové



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Total area	100 m <sup>2</sup>
Floor area*	88 m <sup>2</sup>
Balcony	10 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Parking	1 garage parking place
Cellar	Yes
PENB	B
Reference number	34274

This modern apartment with large-format French windows with access to the loggia and balcony is part of the energy-efficient Sadová residential complex with underground parking and an elevator. The residence is set in a quiet green area of Brno's Královo Pole district, in the immediate vicinity of a forest park.

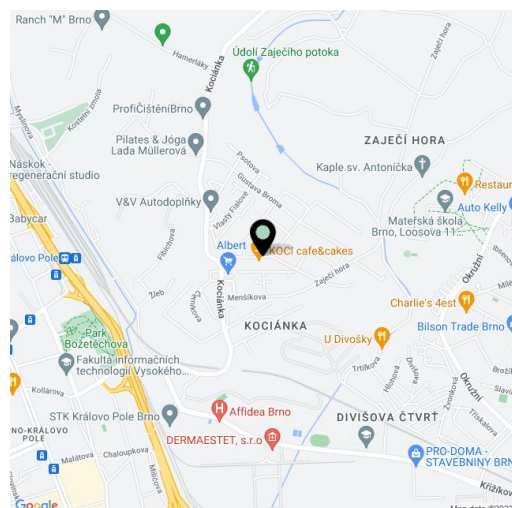
The apartment on the 1st floor consists of a living room with a kitchen and a south-facing balcony, 2 bedrooms with access to the westerly balcony, 2 dressing rooms, a bathroom, a guest toilet, and a hallway.

Facilities include triple-glazed insulated windows with aluminum frames and Climax exterior blinds, floating laminate flooring, ceramic tiles, Sapeli high-end doors and a handleless kitchen with built-in appliances. The unit comes with a garage parking space and a storage room located on the same floor. Residents of the building can use the spacious pram room and lockable storage for bicycles.

In the basement, there is a shop and a café. Nearby is a private kindergarten. The up-and-coming neighborhood will soon offer a full spectrum of services and easy accessibility (for example, 2 new parks are in the works, public transport stops will be expanded, and a kindergarten and bridge to Lesna will be built). Currently, there is a bus connection to the Brno-Královo Pole station with train, trolleybus, and tram stops. There are also supermarkets and other shops, schools, pharmacies and all other amenities. Traveling by car is made easy by the proximity of the Svitavy route. Near the building there are hiking paths and bike trails that lead to the nearby woods.

Interior 88 m<sup>2</sup>, terrace 12 m<sup>2</sup>, balcony 10 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.