



## Apartment Two-bedroom (3+kk)

Rented

108.84 m<sup>2</sup>, Brno-město, Brno - Bystrc, Rakovecká

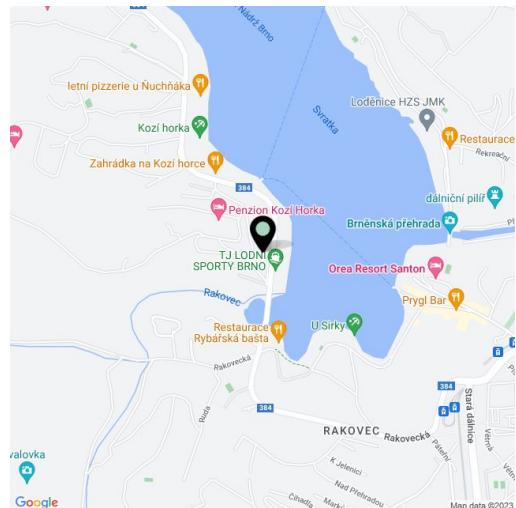




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Total area	129 m <sup>2</sup>
Floor area*	109 m <sup>2</sup>
Terrace	20 m <sup>2</sup>
Parking	2 parking space next to the apartment.
Cellar	-
Service price	Deposit for common building charges : CZK 2,000. Utilities shall be signed over on Tenant.
PENB	G
Reference number	100628
Available from	Immediately



\* 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 spacious semi furnished air-conditioned 2-bedroom apartment with a terrace and unique views of the wooded hills above the Brno Dam is situated on the ground floor in the modern gated Laguna Residence apartment building. Set in a completely quiet and peaceful unique location at the end of a cul-de-sac in a recreational area just 50 meters from the dam, yet within easy reach of bus connections and full amenities and services of one of the most popular districts of Brno—Bystrc.**

The interior features a living room (42 m<sup>2</sup>) with a **fireplace**, a fully fitted open plan kitchen and a **terrace**, 2 bedrooms (one also with access to the terrace), a bathroom (walk-in shower, bathtub, toilet, bidet), a separate toilet, a hallway, and a foyer.

Quality equipment, **Schüco aluminum windows** with interior blinds, **Italian designer kitchen**, **air-conditioning** in each room and fireplace vents in all rooms, built-in wardrobes in the hall, security system, Wolf gas boiler. Available are **two parking spaces**, easily accessible via the terrace. The energy-efficient building has its **own source of water** from a well and draws **green electricity**.