



## Apartment Two-bedroom (3+kk)

Sold

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



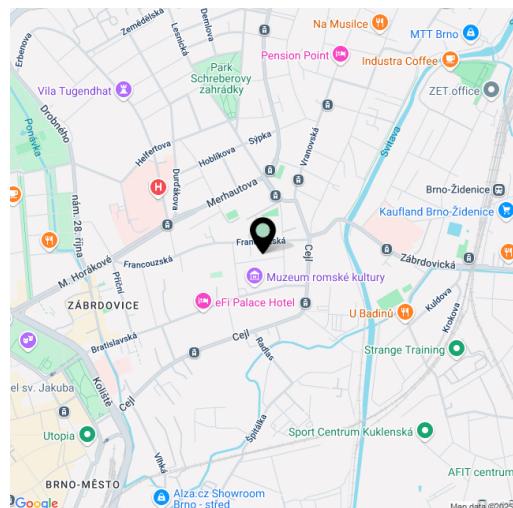


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Total area	76 m <sup>2</sup>
Floor area*	70 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	Heated garage parking space
Garage	Yes
Cellar	3 m <sup>2</sup>
PENB	B
Reference number	103861



\* 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>.



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Sold

Spolková 8c, Brno

Byt 3+kk

5.NP

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

