



## Apartment One-bedroom (2+kk)

Sold

53.7 m<sup>2</sup>, Brno-město, Bohunice, Studentská



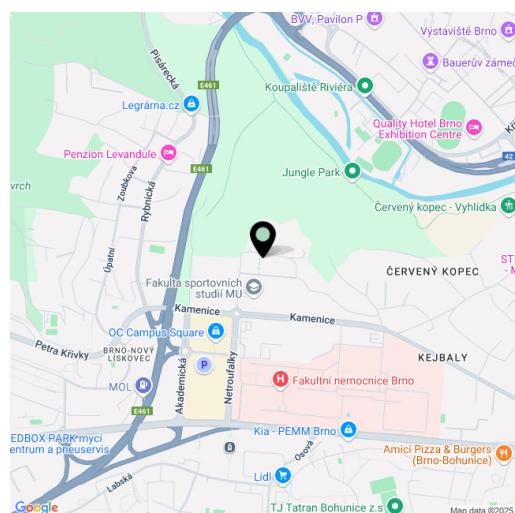


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Total area	105 m <sup>2</sup>
Floor area*	54 m <sup>2</sup>
Terrace	51 m <sup>2</sup>
Parking	Yes
Cellar	Yes
PENB	B
Reference number	105321



\* 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 modern air-conditioned apartment with a spectacular terrace and a parking space is part of the LIVE IN residence, which provides comfortable living at a high standard. In a quiet area full of greenery in close proximity to the Campus Square Brno shopping center, a university campus, or the Riviera recreation area, at the same time within quick reach of the center of Brno.**

The layout of the 1st floor apartment consists of a living room with a kitchen, 1 bedroom, a bathroom (with a shower and toilet), a walk-in wardrobe, and a large entrance hall. Both rooms lead to the **50-meter, west-facing terrace**.

The residence was completed in 2019. The **high standard** facilities include **air-conditioning, oak floors, decking on the terrace, aluminum large-area windows with insulating triple glazing, Next security foils, and electrically operated exterior window blinds**. Full **storage space** is provided by built-in wardrobes and other custom-made furniture from the **Klvaňa** studio in Brno, and the kitchen is equipped with built-in Gorenje and Electrolux appliances (without a dishwasher); the hob is **induction**. The floor heating in the entire apartment is connected to a remote heat source. The apartment comes with a **cellar** and a **garage parking space** accessible by **elevator**.

The building is conveniently located on the edge of a residential area with complete amenities and excellent access to the city center. There is a bus stop about 300 m away, and also a quick access to the D1 and D2 highways in the direction of **Prague, Bratislava, and Vienna**. Shops including supermarkets, restaurants, bistros, and medical services operate in the vicinity, and the location is very pleasant thanks to the nearby forest park or the **Riviera** recreational area with **swimming pools and playgrounds**. There are hiking and bike paths as well as **trail routes** in the vicinity.

Floor area 53 m<sup>2</sup>, terrace 51.48 m<sup>2</sup>, cellar 7.2 m<sup>2</sup>.



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**Studentská 819/5**

**Byt 2+kk**

	Celková plocha
1	7,69 m <sup>2</sup>
2	23,90 m <sup>2</sup>
3	12,55 m <sup>2</sup>
4	4,30 m <sup>2</sup>
5	2,40 m <sup>2</sup>
6	51,48 m <sup>2</sup>
	102,33 m <sup>2</sup>

