



## House Five-bedroom (6+kk)

€ 2 449 064 | CZK 59 500 000

756 m<sup>2</sup>, Brno-město, Řečkovice, Azurová

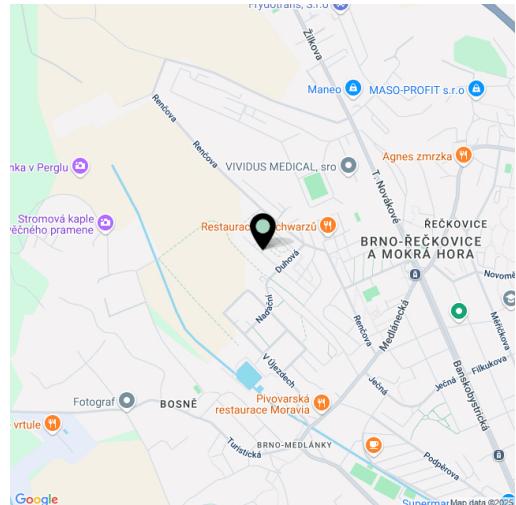




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756 m<sup>2</sup>, Brno-město, Řečkovice, Azurová

Total area	756 m <sup>2</sup>
Plot	963 m <sup>2</sup>
Foot print	351 m <sup>2</sup>
Floor area	581 m <sup>2</sup>
Terrace	115 m <sup>2</sup>
Parking	Garage and covered spaces for 3-4 vehicles
Garage	60 m <sup>2</sup>
Cellar	Yes
PENB	B
Reference number	106003



**This incredibly peaceful and light-filled three-story residence, offering complete privacy and uninterrupted views of the surrounding greenery, embodies the pinnacle of modern living. A stunning 400 m<sup>2</sup> wellness and relaxation zone, an impressive 70 m<sup>2</sup> living area, two separate entrances, a garage for three cars, and state-of-the-art technologies designed to the finest detail are just a fraction of what this exclusive home in Medlánky has to offer.**

The centerpiece of the main floor is the living room with a dining area measuring 10x7 m, featuring a ceiling height of 3.4 m and large-format windows with skylights that bring in plenty of **natural light**. It seamlessly connects to a kitchen with a **pantry** and a utility room, a bedroom with an **en-suite bathroom** and direct access to the terrace, and a separate toilet. The upper floor houses three bedrooms—one with a **walk-in closet** and another with an en-suite bathroom—a second bathroom, a toilet with a bidet, and a small kitchenette. This floor can be adapted into a **separate 90 m<sup>2</sup> apartment**. From both the living and entrance hall, a staircase leads down to the ground floor at the garden level. Here, there is a second **living space with a fireplace** and an independent side entrance from the garden. This area connects to a wellness and **relaxation zone** featuring a **Berndorf Bäderbau** swimming pool, a Finnish and steam sauna, indoor and outdoor cooling pools, a **Jacuzzi**, a **fitness room**, and a **gym with an air recovery system**. Additionally, there is another separate room, storage spaces, and the home's technical facilities. The house is connected to a **terrace** and a garden enclosed by a **safety fence**.

The villa includes a **garage for three vehicles** with high gates (3.2 m and 2.2 m), a covered carport, and an additional **3-4 parking spaces in front of the house**. A direct **entrance from the garage** allows for convenient grocery transport, either straight into the kitchen or the entrance hall, which provides access to all three floors.

The interior combines high functionality with **top-quality materials and advanced technology**. Built in 2013, the house features Schüco aluminum windows with insulating triple glazing, wooden **parquet** floors, **travertine** tiles, a Jablotron security system complemented by remotely controlled security shutters and blinds, high-grade security doors, and partially concealed **air-conditioning**. Energy for domestic hot water heating, **underfloor heating**, radiators, pool hall heating, and pool water heating is provided by two gas condensing boilers and **solar water panels** on the roof.

Situated in a peaceful location on **the border of Medlánky and Řečkovice**, this residence is ideal for families, thanks to the **beautiful surrounding**



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nature, numerous playgrounds, a kindergarten, an elementary school. The city center is easily accessible by public transport or by car.

Total area 755.69 m<sup>2</sup>, of which interior 580.65 m<sup>2</sup>, terraces 115.19 m<sup>2</sup> and garage 59.85 m<sup>2</sup>, built-up area 351 m<sup>2</sup>, plot 963 m<sup>2</sup>.

