



Apartment Two-bedroom (3+kk)

Sold

94.3 m², Brno-město, Brno, Kumpoštova

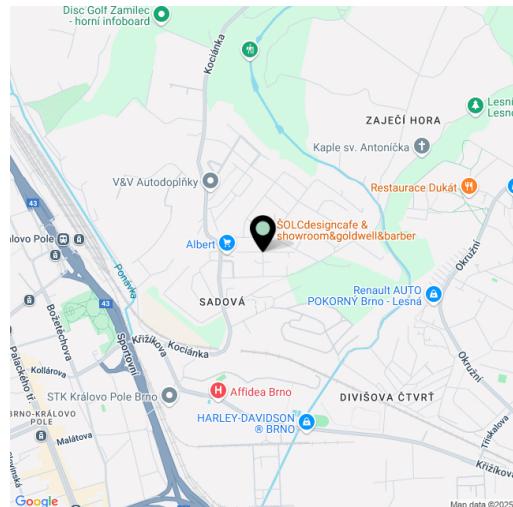




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Total area	94 m ²
Garden	267 m ²
Parking	Parking space by the house – with the possibility to park up to 2 cars
Cellar	3 m ²
PENB	B
Reference number	108579



* 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 well-appointed apartment with a large private garden and a parking space is part of a modern residential project situated in a highly sought-after quiet location with full civic amenities and excellent transport accessibility. The area also stands out for its abundance of greenery.

The practical layout of this ground-floor apartment includes a corner living room with a kitchen, dining area, and access to a **partially covered garden terrace**, two bedrooms, a bathroom (with a bathtub), a separate toilet, a storage room, and an entrance hall.

Large-format windows with plastic frames, triple glazing, and remotely controlled exterior blinds allow **plenty of natural light** into the apartment. Light-colored floating floors contribute to the open and airy feel. The apartment comes fully furnished, including a kitchen with built-in appliances, a **washer-dryer**, and **Xiaomi smart lighting**. The entrance door is security-rated, and the **spacious garden with mature trees** is maintained by an **automatic irrigation system** and a **robotic lawn mower**. Heating and hot water are supplied centrally. The purchase price includes a **cellar** and a **parking space**. Residents also have access to a **shared bike/pram room**, and the building is equipped with an **elevator**.

The residential complex enjoys an **excellent location** in the Sadová district of Brno, close to a trolleybus stop and **Zaječí hora park**. A supermarket and café are just around the corner, with additional services within a short drive. The center of Brno is easily reachable by train in approximately 15 minutes.

Floor area 94.3 m², garden 267.38 m².



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1.	Předsíň	10,87 m ²
2.	Komora	2,85 m ²
3.	Pokoj	13,69 m ²
4.	Obývací pokoj + kuchyň	30,88 m ²
5.	Ložnice	20,59 m ²
6.	WC	3,03 m ²
7.	Koupelna	5,61 m ²
8.	Užitná plocha	87,52 m²
	Zahrada	267,38 m ²
	Sklep	2,6 m ²

Kumpoštova

Byt 3+kk

1. NP

