



## Apartment Three-bedroom (4+kk)

Rented

133 m<sup>2</sup>, Brno-město, Brno, Netroufalky





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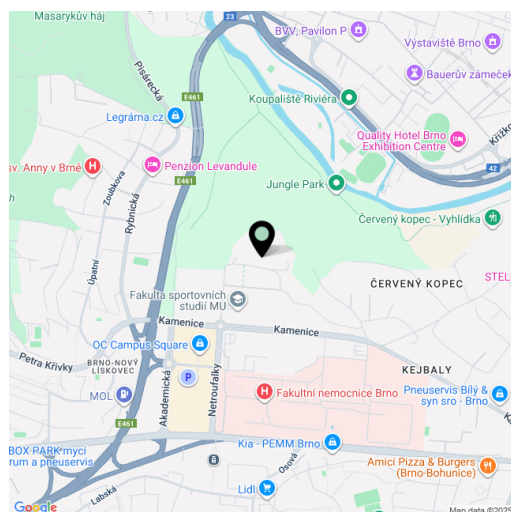
133 m², Brno-město, Brno, Netroufalky

Total area	187 m²
Floor area*	133 m²
Terrace	54 m²
Parking	Two garage parking spaces
Cellar	2 m²
Service price	Monthly deposit for service charges and electricity consumption CZK 7,000 CZK 4,000 (heating, water, services) CZK 3 000 Electricity .
PENB	B
Reference number	110339
Available from	Immediately

Boasting 2 terraces and pretty views, this is a modern well furnished 3-bedroom 2-bathroom apartment offering green views in the summer time and views of the city in the winter. Situated on the first floor in a brand new Live UP Residence surrounded by greenery, with a lift and underground parking, in a quiet neighborhood with complete amenities, 10 minutes from the city center. Within easy reach of the building is a bus stop, a D1 highway entry way, Campus Square shopping mall, several restaurants, a kindergarten, parks, a forrest and a swimming pool.

The interior features a spacious living room with a fully fitted open plan kitchen and a dining area, 3 bedrooms, a bathroom with a bathtub and a toilet, a second bathroom with a walk-in shower, a separate toilet, and an entrance hall with a storage room. One **terrace** is accessible from the living room and the master bedroom, the second **terrace** can be accessed from the other two bedrooms.

**Loxone smart home system**, oak floors, tiles, carpets, security entry door, aluminum windows, **air-conditioning** throughout, custom made storage, automatic exterior blinds, insect nets, wooden interior doors, central heating, washer, dryer, **Miele** kitchen appliances, dishwasher, induction stove top, wine fridge, microwave oven, vacuum cleaner. **Two garage parking spaces** (with a charger for electric cars) are included.



\* 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.