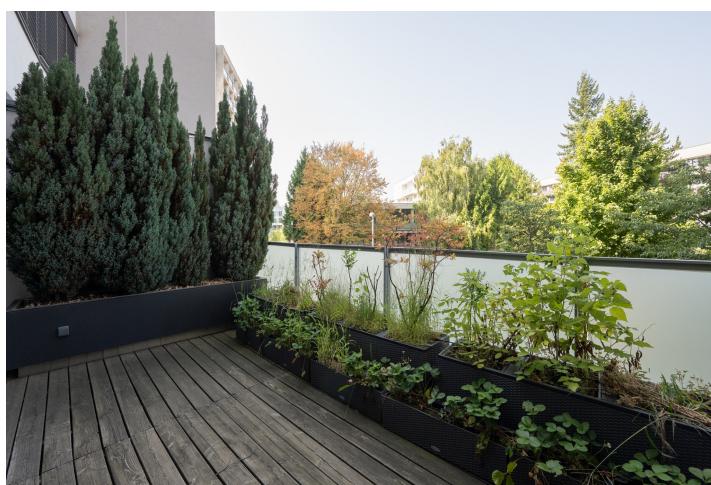
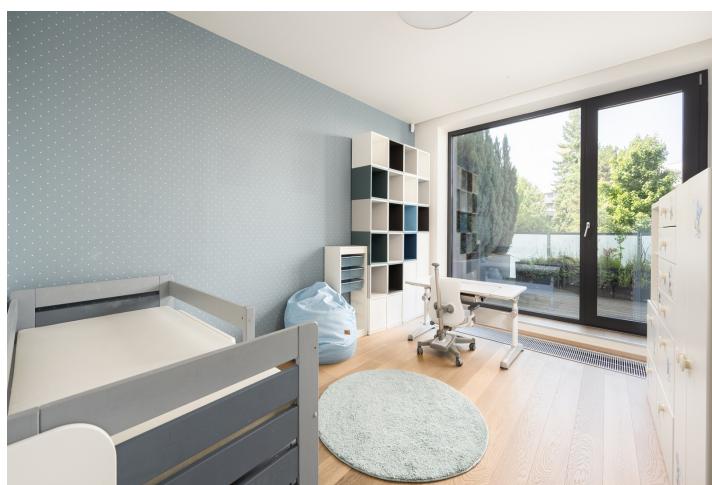




## Apartment Three-bedroom (4+kk)

Rented

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



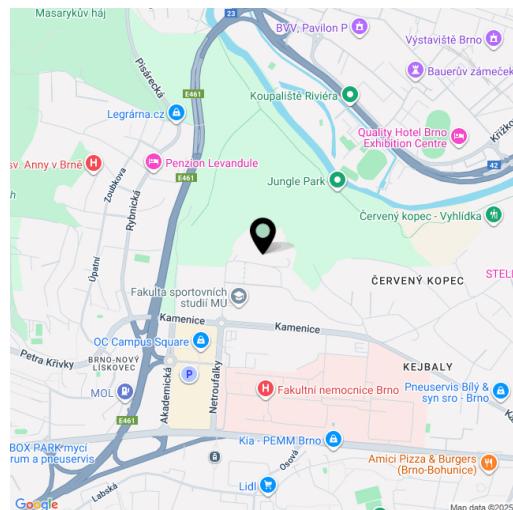


## Apartment Three-bedroom (4+kk)

Rented

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

Total area	187 m <sup>2</sup>
Floor area*	133 m <sup>2</sup>
Terrace	54 m <sup>2</sup>
Parking	Two garage parking spaces
Cellar	2 m <sup>2</sup>
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



\* 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.

**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 forest 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.**