



Apartment One-bedroom (2+kk)

€ 1 646 | CZK 40 000

51.5 m², Brno-město, Brno, Bystrcká





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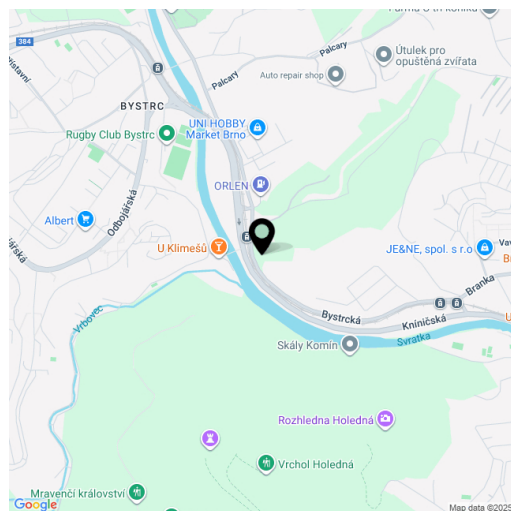
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Total area	76 m²
Floor area*	52 m²
Terrace	24 m²
Parking	Garage parking.
Cellar	Yes
Service price	Deposit for common building charges and utilities CZK 5,000 monthly.
PENB	A
Reference number	111225
Available from	Immediately

This is a bright modern 1-bedroom apartment fully furnished with high-standard equipment, with a spacious sunny terrace and views of the tree tops of the adjacent forest. Situated on the second floor in the newly built Diorit Residence in Brno-Komín neighborhood surrounded by greenery, in an area with great access to the city center, the D1 highway and the Brno dam recreational area. There is a tram and bus stop in front of the building, and full amenities and services are within immediate reach.

The interior features a living room with a fully fitted open plan kitchen and a dining area, a bedroom, a bathroom with a walk-in shower and a toilet, and an entrance hall. The 24 m² south facing **terrace** is accessible from both the living room and the bedroom.

Loxone smart home system, vinyl floors, large format tiles, security entry door, plastic windows with automatic blinds, **heat recovery ventilation**, central heating, floor cooling, storage and custom made built-in furniture, dishwasher, induction stove top, combination oven, TV, design furniture and lighting fixtures, garden furniture on the terrace, **cellar**. A **garage parking** space is available. The residence also includes a pram storage room, a bike storage room with a bike wash, and contactless storage of packages at the reception.



* 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.



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Bystrcká

Byt 2+kk

2. NP

1	Předsíň	8,6 m²
2	Koupelna, toaleta	4,1 m²
3	Obývací pokoj, kk, jídelna	25,8 m²
4	Ložnice	13,0 m²
5	Terasa	24,2 m²
Celková plocha (s terasou)		51,5 m² (75,7 m²)

