



Apartment Three-bedroom (4+kk)

Ask for price

158 m², Brno-město, Brno - Královo Pole, Klatovská





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Total area	180 m²
Floor area*	158 m²
Terrace	22 m²
Parking	Double garage and 1 garage space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	27125

Air-conditioned high-standard apartment with parking for three cars and two southern balconies with beautiful undisturbed views is part of a modern apartment complex in a quiet green area with fast and easy access to the city center.

The apartment is located on the 9th floor of the **Erasmus** residence. The location of the residence is in a quiet environment and close to greenery. The flat is dominated by a living room with a kitchenette. The room has large windows and balconies with a view of the rooftops of the surrounding houses and the horizon. Each of the three bedrooms has its own bathroom and parent's bedroom has also a cloakroom and a balcony. Furthermore, the apartment has a separate toilet and a utility room for a washing machine and dryer.

Quality furnishings include **aluminum windows, underfloor heating** throughout the apartment, backlit ceilings, custom-made patio doors, ceiling sound system, built-in safe, or intelligent lighting controls, **outdoor blinds** and air conditioning / heating. Air conditioning units in each room. Some walls are adorned with **Traventin lining**. The furniture is made to measure and is part of the sale. The apartment includes **2-car garage** and **1 garage parking space**. For relaxation and neighboring meetings there is a **communal garden**.

The location is ideally located for those who work in some of the surrounding universities, but also for trips to the center as well as for walks in the surrounding parks and orchards. All amenities (such as a supermarket, post office or pharmacy) are within walking distance, just like a **bus** or **trolley bus stop**. A children's playground, **kindergarten** and **elementary school** as well as gymnasium are just steps away from the house.

Interior 158 m², terrace 22 m² (12.6 and 9.2 m²).

* 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.

