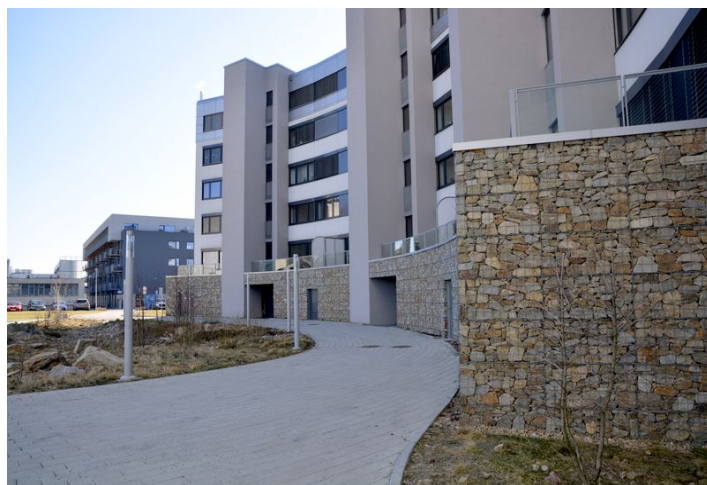




Apartment Three-bedroom (4+kk)

Sold

137 m², Brno-město, Brno - Bohunice, Netroufalky





Apartment Three-bedroom (4+kk)

Sold

137 m², Brno-město, Brno - Bohunice, Netroufalky

Total area	160 m²
Floor area*	137 m²
Balcony	23 m²
Parking	1 underground garage parking space
Garage	Yes
Cellar	-
PENB	B
Reference number	31587

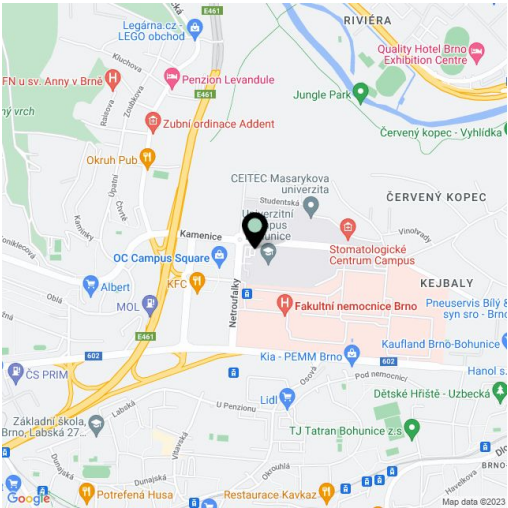
This spacious, modern apartment with a large balcony is located on the 3rd floor of the newly-built Live UP – Netroufalky residential complex, which is sensitively set in the greenery above the Riviéra and Čertík recreational areas. The location offers unique views of the city, Špilberk, Petrov, and the surrounding forests.

The layout, reminiscent of a circular sector, consists of an open plan living room with a kitchen, a dining room, and an adjoining covered balcony, a master bedroom with a **walk-in closet**, en-suite bathroom, and access to the balcony, another 2 bedrooms, a shared bathroom, and an entrance hall.

The facilities include **large-format aluminum windows** with outdoor blinds, a handleless high-gloss kitchen with Electrolux appliances and brand-name sanitary ware (Villeroy & Boch, Hansgrohe, Laufen and Hüppe). Heating is via a central boiler room in the building; there are floor convectors in the apartment. The purchase price includes **1 garage parking space**.

The residence is located in a nice area with all amenities within walking distance or a short drive away. Nearby, there is a shopping center, a college campus, or a hospital. A kindergarten is part of the complex; an elementary school is a 2-minute trolleybus ride away. There is a bus stop with links to the city, the ride to the center takes 13 minutes (Main Railway Station stop). Thanks to the **forest** in the vicinity and the apartment's location at the end of the residence, it is a welcome respite from the city's hustle and bustle. The nearby **Kamenný Vrch** nature reserve is ideal for nature walks.

Total area 137.4 m², balcony 23 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.



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