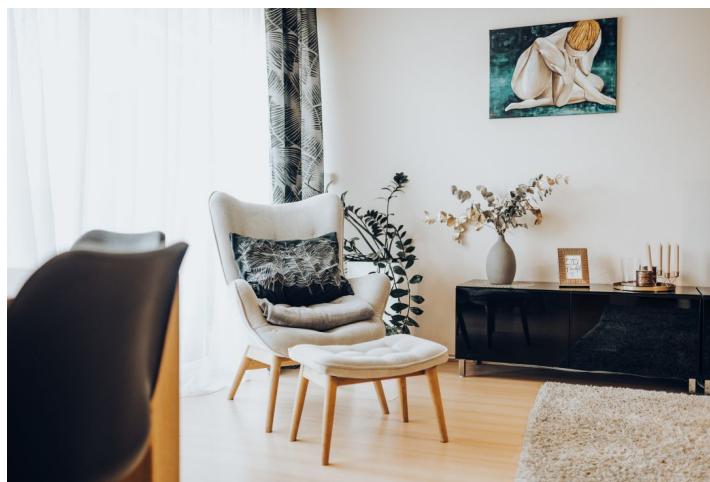




Apartment Two-bedroom (3+kk)

Sold

88.6 m², Brno-město, Brno - Komín, Vavřinecká

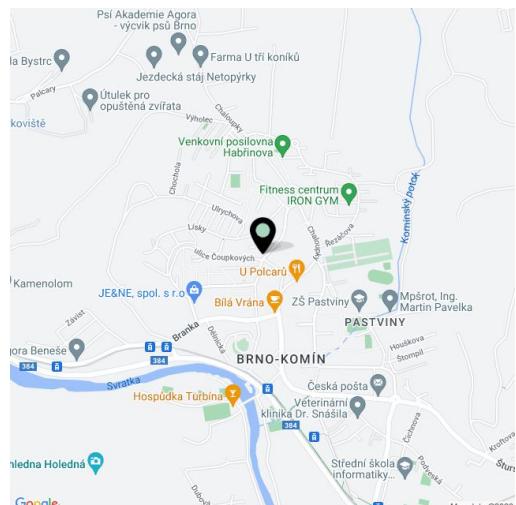




Apartment Two-bedroom (3+kk)

Sold88.6 m², Brno-město, Brno - Komín, Vavřinecká

Total area	100 m ²
Floor area*	89 m ²
Terrace	11 m ²
Parking	Garage parking place
Garage	Yes
Cellar	Yes
Service price	4 000 CZK monthly
PENB	G
Reference number	32804



* 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.

This modern apartment with a terrace and views of the greenery is situated on the 2nd floor of an apartment building from 2004 with an underground garage. The house is part of a quiet residential area of Komín, situated next to the Brno Dam.

The layout consists of a living room with an **east-facing covered terrace** and a bright kitchen, 2 bedrooms, a bathroom (with a bathtub and shower), a guest toilet, a walk-in closet, a storeroom, and a hallway.

Two-chamber plastic windows with interior blinds, laminate flooring, wall-to-wall and area carpets in the bedrooms. The kitchen is equipped with an **AEG** dishwasher, an oven, an Ariston ceramic hob, a built-in fridge, and a freezer. Heating and hot water are provided by a gas boiler. The purchase price includes a **garage parking space and a cellar**. No elevator in the building.

The popular neighborhood is surrounded by a beautiful hilly wooded landscape. It is close to the **zoo and the dam**, and the city center is less than 20 minutes away by trolleybus. Not far from the building there is a kindergarten and an elementary school, a children's and dog's playground, a grocery shop, restaurants, and a health center with a pharmacy. Many **sports facilities** (such as tennis, volleyball, and beach volleyball courts, a football pitch, and more) are within walking distance.

Interior 88.6 m², terrace 11.2 m².