



Apartment One-bedroom (2+kk)

€ 424 929 | CZK 10 500 000

62 m², Brno, Staré Brno, Leitnerova





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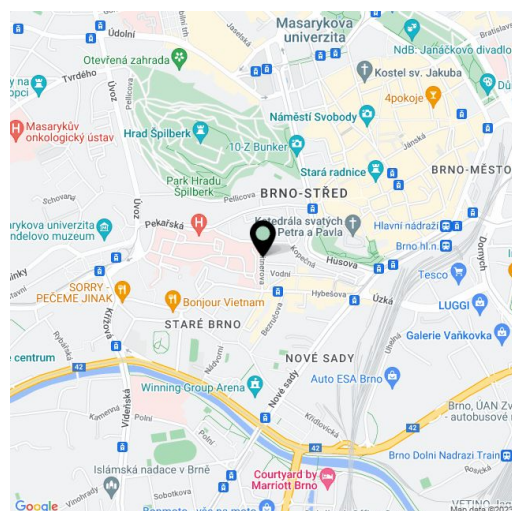
Total area	62 m²
Parking	-
Cellar	Yes
PENB	B
Reference number	101850

This completely new, premium 2nd floor apartment is part of the luxury KVIN Residence, which is being built in an excellent location in the very center of Brno, within walking distance of parks and many important monuments.

The functional layout consists of a living room with a preparation for a kitchen, 1 bedroom, a bathroom, and an entrance hall.

Facilities include **hardwood oak floors**, **heated bathroom tiles**, a Loxone **smart home system**, insulated triple-glazed **aluminum windows**, veneered entrance security door (class III), 210 cm high rebated interior doors, and a preparation for air-conditioning. Heating is provided by central remote control with an exchange station. Possibility to purchase a **parking space** in the two-story garage in the basement of the building. There is a personal elevator in the building, and the parking spaces in the lower part of the garage are accessible by an automated parking system.

The residence is in an excellent **quiet location** just a few steps from the **Zelný Trh Market**, the **St. Peter and Paul Cathedral**, **Špilberk Park**, or **náměstí Svobody Square**. Everything you need is within walking distance: shops, restaurants, cafes, medical services and offices, and the Vaňkovka gallery is a short distance away. Trouble-free accessibility by public transport is ensured by numerous tram lines, and by car you can connect to the City Ring Road in no time.



* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.

Floor area 61.7 m².

Expected end of construction is March, 2024

Visualizations are for illustrative purposes only.

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BYT 3.A.



Prilohy 1: Správa o realizácii podmienok v oblastiach, kde sa nachádzajú objekty, ktoré sú predmetom ochrany, a o realizácii podmienok v oblastiach, kde sa nachádzajú objekty, ktoré sú predmetom ochrany. Správa je rozdelená na dve časti: prvá časť obsahuje informácie o realizácii podmienok v oblastiach, kde sa nachádzajú objekty, ktoré sú predmetom ochrany, a druhá časť obsahuje informácie o realizácii podmienok v oblastiach, kde sa nachádzajú objekty, ktoré sú predmetom ochrany.



výkaz výměr: (m²)	
1 hala	8,7
2 koupelna+wc	4,5
3 ložnice	12,7
4 obývací pokoj + kk	32,5
užitná plocha	58,4
podlahová plocha bytu	41,7



RESIDENCE

SUNMAX, G.S.
ICO: 29234140
Ismo