



Apartment Three-bedroom (4+kk)

€ 857 952 | CZK 21 200 000

122.6 m², Brno, Staré Brno, Leitnerova





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Total area	151 m²
Floor area*	123 m²
Terrace	29 m²
Parking	-
Cellar	Yes
PENB	B
Reference number	101909

This completely new, premium 3rd floor apartment with parking and a terrace 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.

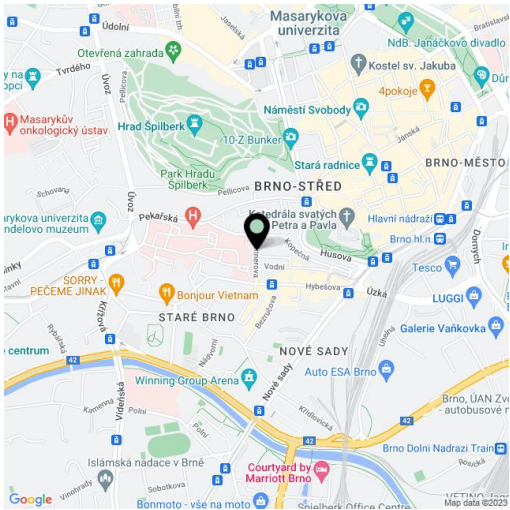
The functional layout consists of a living room with a preparation for a kitchen, 3 bedrooms, 2 bathrooms (with toilets), and an entrance hall. The living room has access to the spacious terrace.

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. The apartment includes a reserved **parking space** in the garage for an additional fee. There is a personal elevator in the building.

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.

Floor area 122.6 m², terrace 28.7 m².

Expected end of construction is March, 2024.



* 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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1
0 1 5
m
0 1 5
m



BYT 4.C.
4+kk, 4. nadzemní podlaží

SUMAX, a.s.
IČO: 27234140
Brno

stloupa bytové jednotky
celkový podlaží

vyřazení	vyřazení (m²)
1	19,2
2	5,2
3	13,9
4	13,9
5	13,9
6	13,9
7	13,9
8	13,9

stloupa bytové jednotky
divný podlaží

vyřazení	vyřazení (m²)
1	19,2
2	5,2
3	13,9
4	13,9
5	13,9
6	13,9
7	13,9
8	13,9