



## Apartment One-bedroom (2+kk)

€ 457 305 | CZK 11 300 000

71.1 m², Brno, Staré Brno, Leitnerova



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Total area	87 m²
Floor area*	71 m²
Terrace	16 m²
Garden	53 m²
Parking	-
Cellar	Yes
PENB	B
Reference number	101923

This completely new, premium ground floor semi-residential unit 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 2 rooms (one has preparation for a kitchen), a bathroom, a dressing room, and an entrance hall. Both rooms have access to **the terrace connected to the garden**.

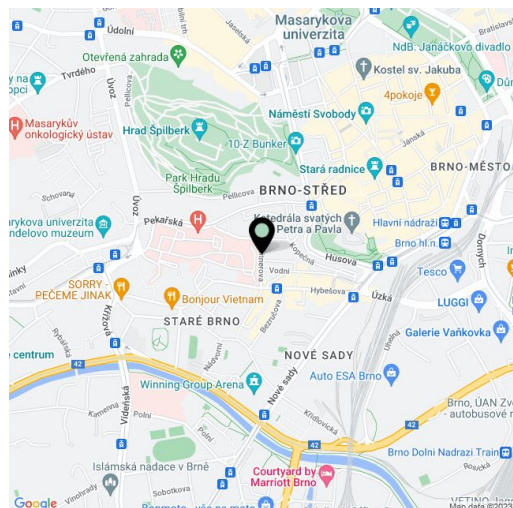
Facilities include **hardwood oak floors**, heated bathroom tiles, a **Loxone smart home system**, insulated triple-glazed aluminum windows, veneered entrance security door (class III), 210 cm high rebated interior doors, and a preparation for **air-conditioning**. Heating is provided by central remote control with an exchange station. 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 71.1 m², terrace 16.3 m², garden 53 m². Semi-residential unit, subject to special legal conditions.

Expected end of construction is March, 2024.

Visualizations are for illustrative purposes only.

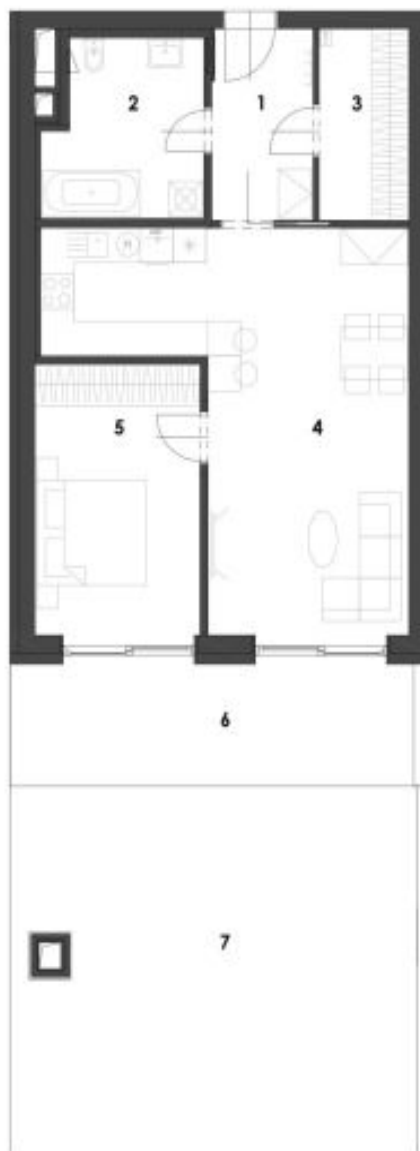


\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

71.1 m<sup>2</sup>, Brno, Staré Brno, Leitnerova

NEBYT 1.G.

2+KK, 1. nadzemní podlaží

[illegible]

silnice bytové jednotky  
dvorní pohled



situace bytové jednotky  
celkový půdorys

výkuz výměr: (m<sup>3</sup>)

1	hala	6,2
2	koupeľna	8,4
3	šatna	5,5
4	pobyťová miestnosť + kk	33,1
5	pobyťová miestnosť	14,5

užitná plocha

podlahová plocha bytu 71,1



#### RESIDENCE

SUNMAX, a.s.  
IČO: 29234140  
Brno