



## Apartment Two-bedroom (3+kk)

€ 441 117 | CZK 10 900 000

79.6 m², Brno, Trnitá, Placzkova





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Total area	99 m²
Floor area*	80 m²
Terrace	19 m²
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	B
Reference number	104410

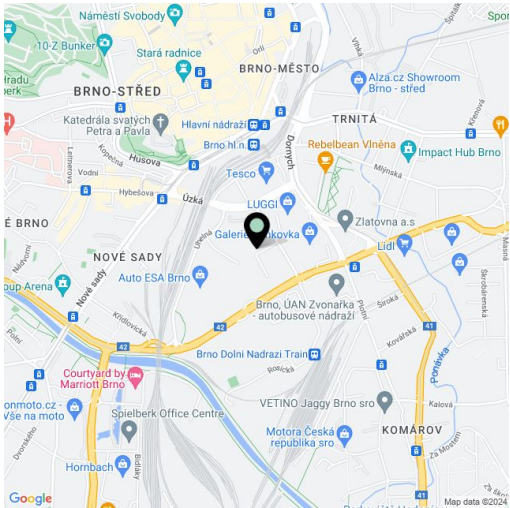
This new, almost hundred-square-meter apartment with a large terrace and garage parking is part of the Palác Trnitá residential project, which recently emerged in a dynamically developing district in the broader center of Brno, right next to the Vaňkovka Gallery shopping center.

The bright apartment located on the 5<sup>th</sup> floor is divided into a living room with a kitchenette, 2 spacious bedrooms, a bathroom, a separate toilet, and an entrance hall. The interior is complemented by a **20-square-meter terrace**.

Facilities include plastic windows and balcony doors with insulating double and triple glazing and a preparation for shading, central heating, and chip access to the building. The purchase price includes a **garage parking space** and a **cellar**, while residents also have access to a **communal garden**.

The modern, energy-efficient multifunctional building is close to a shopping center, with supermarkets, kindergartens, primary and **secondary schools**, and indoor and outdoor **sports facilities** at a convenient distance. The city center is just a few minutes' walk away, as is the bike path along the Svratka River. There is also a nearby bus and train station, with **easy access to the I/50 expressway** and the **D1 highway** by car.

Floor area 79.6 m², terrace 19 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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01 PŘEDSÍŇ	9,2 m²
02 ŠATNA	4,4 m²
03 POKOJ	19 m²
04 OBÝVACÍ POKOJ S KK	24 m²
05 LOŽNICE	12 m²
06 TERASA	19 m²

