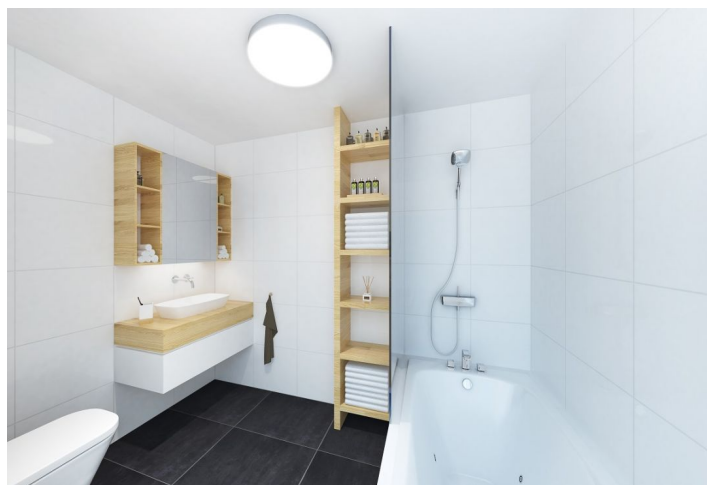




House Four-bedroom (5+kk)

145 m², Brno, Brno - Ivanovice, Hatě

€ 322 439 | CZK 8 090 000





House Four-bedroom (5+kk)

€ 322 439 | CZK 8 090 000

145 m², Brno, Brno - Ivanovice, Hatě

Usable area	145 m ²
Plot	380 m ²
Foot print	107 m ²
Garden	273 m ²
Floor area	136 m ²
Terrace	9 m ²
Parking	Yes
Cellar	-
PENB	B
Reference number	20908

Comfortable, low-energy family house set in the middle of nature, in a residential part of Brno - Ivanovice. This emerging project is an ideal choice for families who prefer quiet living away from the urban bustle, yet within easy reach of the center. Nice location surrounded by a forest creates an exceptional environment offering benefits such as privacy, nice atmosphere and plenty of leisure activities.

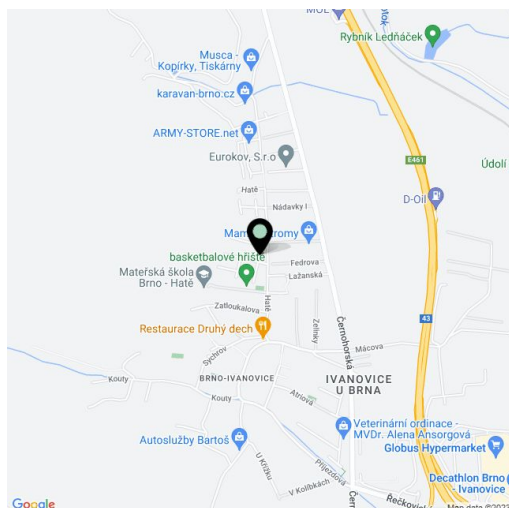
The lower floor features a spacious living room with kitchen and access to a terrace followed by a garden, a study, bathroom, utility room and a hall with storage space under the stairs. The upper floor consists of 3 bedrooms (one with en-suite closet/study), bathroom and a staircase hall. The layout is designed as a 4-bedroom, with the **possibility of client changes**.

The houses are ideally oriented to **west/east**. Clients can choose between two types of design, Standard and Comfort, with handover in a state of **white walls**. That will allow the new owner to complete all the final surfaces and fixtures according to his/her own taste. The supplied equipment will include plastic windows, recessed floor heating provided gas boiler, hot water boiler or electric boiler.

Ivanovice is an area with the cleanest environment in Brno, neighboring with the forest on the eastern and western side. A sidewalk will connect the complex with the **Baba Nature Park and the city park**, providing all residents ample opportunities for relaxation and sport. There are basic amenities such as the newly renovated kindergarten, a supermarket, several restaurants and a squash hall. Complete services are available in nearby Řečkovice, easily accessible by public transport bus. Svitavský přivaděč feeder road secures **very good transport links to the city center, as well as to the slip road to highway D1**.

The purchase price includes VAT therefore it is not subject to the property transfer tax.

Usable floor area 136 m², terrace 9 m², built-up area 107,2 m², garden 272,8 m², plot 380 m².





House Four-bedroom (5+kk)

€ 322 439 | CZK 8 090 000

145 m², Brno, Brno - Ivanovice, Hatě

svoboda&williams

Biskupská 267/8, 602 00 Brno-střed, +420 724 551 238, info@svoboda-williams.com

RODINNÉ DOMY IVANOVIC

1. NP



TYP C	
5+KK	
1.01	Vstupní hala
1.02	WC + sprcha
1.03	Technické zázemí
1.04	Kuchyň
1.05	Obývací pokoj s jídelnou
1.06	Ložnice
1.07	Terasa
	13,5m²
	5,7m²
	3,0m²
	9,9m²
	36,0m²
	8,0m²
	9,0m²

2. NP



2.01	Chodba	6,1m²
2.02	Koupelna	5,8m²
2.03	Šatna	4,3m²
2.04	Ložnice	12,1m²
2.05	Ložnice	9,7m²
2.06	Ložnice	14,5m²



House Four-bedroom (5+kk)

€ 322 439 | CZK 8 090 000

145 m², Brno, Brno - Ivanovice, Hatě

RODINNÉ DOMY IVANOVICE



svoboda&williams

Biskupská 267-8, 602 00 Brno-střed, +420 724 551 238, info@svoboda-williams.com

