



## Apartment Two-bedroom (3+kk)

Rented

108.84 m<sup>2</sup>, Brno-město, Brno - Bystrc, Rakovecká





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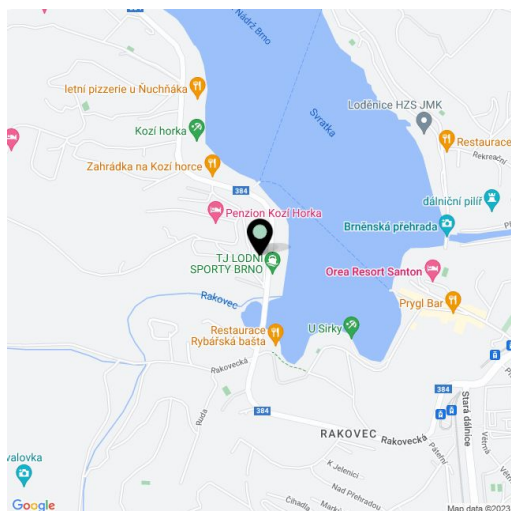
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Total area	129 m <sup>2</sup>
Floor area*	109 m <sup>2</sup>
Terrace	20 m <sup>2</sup>
Parking	2 parking space next to the apartment.
Cellar	-
Service price	Deposit for common building charges : CZK 2,000. Utilities shall be signed over on Tenant.
PENB	G
Reference number	100628
Available from	Immediately

This spacious semi furnished air-conditioned 2-bedroom apartment with a terrace and unique views of the wooded hills above the Brno Dam is situated on the ground floor in the modern gated Laguna Residence apartment building. Set in a completely quiet and peaceful unique location at the end of a cul-de-sac in a recreational area just 50 meters from the dam, yet within easy reach of bus connections and full amenities and services of one of the most popular districts of Brno—Bystrc.

The interior features a living room (42 m<sup>2</sup>) with a **fireplace**, a fully fitted open plan kitchen and a **terrace**, 2 bedrooms (one also with access to the terrace), a bathroom (walk-in shower, bathtub, toilet, bidet), a separate toilet, a hallway, and a foyer.

Quality equipment, **Schüco aluminum windows** with interior blinds, **Italian designer kitchen**, **air-conditioning** in each room and fireplace vents in all rooms, built-in wardrobes in the hall, security system, Wolf gas boiler. Available are **two parking spaces**, easily accessible via the terrace. The energy-efficient building has its **own source of water** from a well and draws **green electricity**.



\* 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.