



## Apartment Three-bedroom (4+kk)

€ 841 270 | CZK 21 200 000

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







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Total area	151 m <sup>2</sup>
Floor area*	123 m <sup>2</sup>
Terrace	29 m <sup>2</sup>
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.**

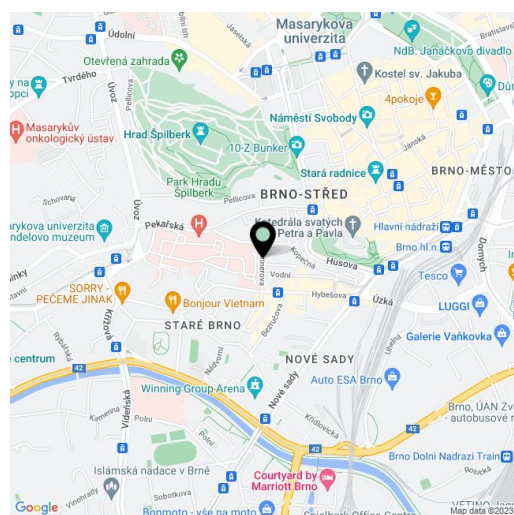
The functional layout consists of a living room with a preparation for a kitchen, 3 bedrooms, 2 bathrooms (with toilets), and an entrance hall. The living room has access to the **spacious terrace**.

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 m<sup>2</sup>, terrace 28.7 m<sup>2</sup>.

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.

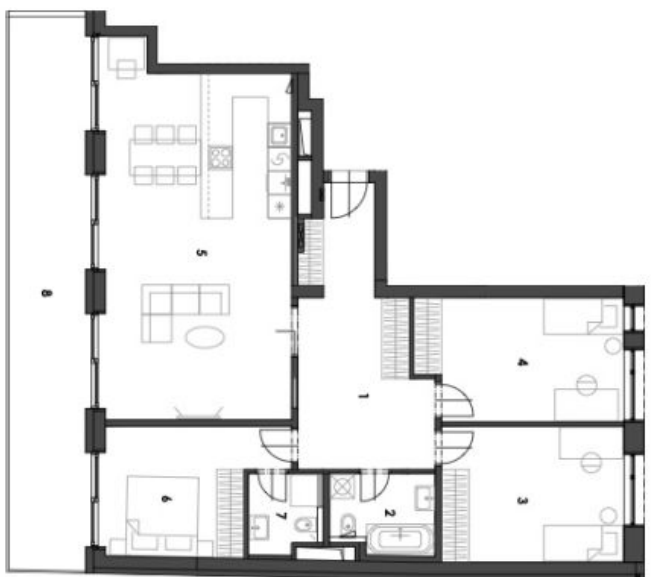



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BYT 4.C.  
4+kk, 4. nadzemní podlaží






**SUMAXX a.s.**  
IČO: 27224140  
Brno

**územní plocha podléhající plocha bytu**

číslo	část	rozloha (m <sup>2</sup> )
1	hala	19,2
2	kočipernic	5,2
3	ložnice	12,9
4	obývací prostor + k.	43,7
5	ložnice	13,5
6	ložnice	13,5
7	kočipernic + wc	3,7
8	terasa	28,7

**střešní bytová jednotka**  
celkový podlaží



**střešní bytová jednotka**  
dvorní podlaží

