



Apartment Two-bedroom (3+kk)

€ 442 863 | CZK 11 200 000

75.2 m², Brno-město, Staré Brno, Leitnerova





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Total area	75 m ²
Parking	1 garage parking space included in the price
Cellar	Yes
PENB	B
Reference number	101912

This completely new, premium 3rd floor apartment with parking 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.

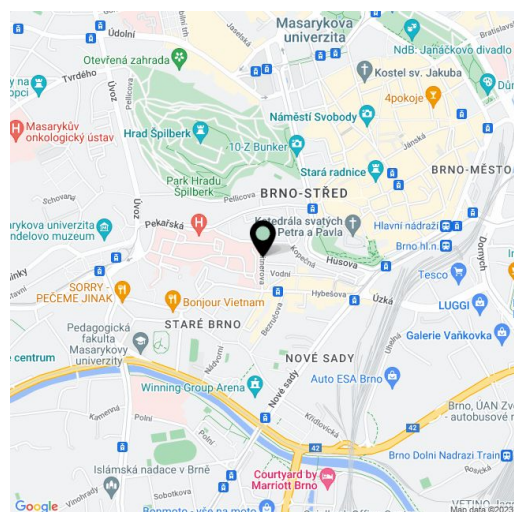
The functional layout consists of a living room with a preparation for a kitchen, 2 bedrooms, 2 bathrooms (with toilets), and an entrance hall.

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. Part of the purchase price is a **parking space** in the two-story garage in the basement of the building. There is a personal elevator in the building, and the parking spaces in the lower part of the garage are accessible by an **automated parking system**.

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 75.2 m².

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.B.
3+KK, 4. nadzemní podlaží



KVIN
REZIDENCE

SUNMAX a.s.
IČO: 29234140
Brno

střešní bytové jednotky
celkový podlaží:

vyřazení	výhled	výměra (m ²)
1	hod	7,8
2	podzemní	25,0
3	4. nadzemní podlaží + Bk	12,2
4	loftové	13,6
5	loftové	13,6
6	loftové + wc	13,8

útluká plocha
podzemní podlaží bytu

71,2
75,2

střešní bytové jednotky
druhá podlaží