



## Apartment One-bedroom (2+kk)

€ 402 288 | CZK 10 200 000

60 m<sup>2</sup>, Brno-město, Staré Brno, Leitnerova





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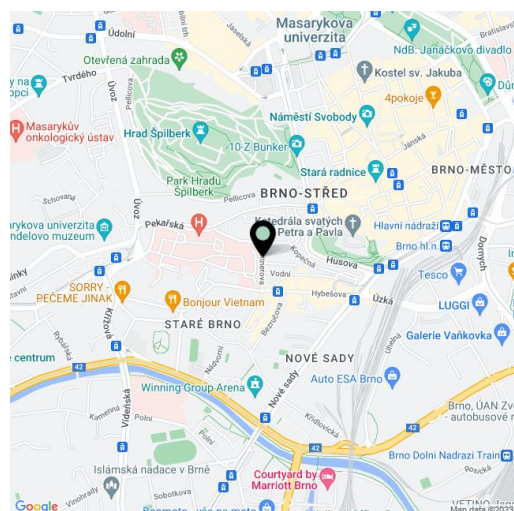
Total area	60 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	B
Reference number	101918

This completely new, premium 1st floor apartment 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, 1 bedroom, a bathroom, 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. Possibility to purchase 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.



\* 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.

Floor area 60 m<sup>2</sup>.

Expected end of construction is March, 2024.

Visualizations are for illustrative purposes only.



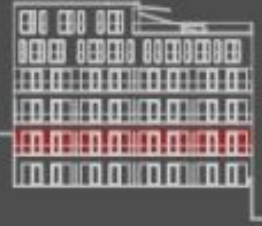
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## BYT 2.A.

2+KK, 2. nadzemní podlaží



situace bytové jednotky  
dvorní pohled



situace bytové jednotky  
celkový půdorys

výkaz výměr: (m <sup>2</sup> )		
1	hala	9,0
2	koupelna+wc	4,3
3	ložnice	12,4
4	obývací pokoj + kk	32,3
užitná plocha		58,2
podlahová plocha bytu		40,8



SUNMAX, s.r.l.  
IČO: 29234140  
Brno



**upozornění:** Tento plán představuje pouze orientační výměru a není závazný. Všechny údaje jsou zobrazeny pouze pro orientaci. Pro přesnější údaje je třeba konzultovat s makléřem. **úplné výkazy podlahové plochy bytu a jednotky:** Úplné výkazy bytu a jednotky jsou zobrazeny v příloze. Úplné výkazy bytu a jednotky jsou zobrazeny v příloze. Úplné výkazy bytu a jednotky jsou zobrazeny v příloze. Úplné výkazy bytu a jednotky jsou zobrazeny v příloze.