



Apartment One-bedroom (2+kk)

€ 424 929 | CZK 10 500 000

62 m², Brno, Staré Brno, Leitnerova





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Total area	77 m²
Floor area*	62 m²
Terrace	15 m²
Garden	40 m²
Parking	-
Cellar	-
PENB	B
Reference number	102748

This completely new, premium 2nd-floor semi-residential unit 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 2 rooms (one has preparation for a kitchen), a bathroom, a dressing room, and an entrance hall. Both rooms have access to the **terrace connected to the garden**.

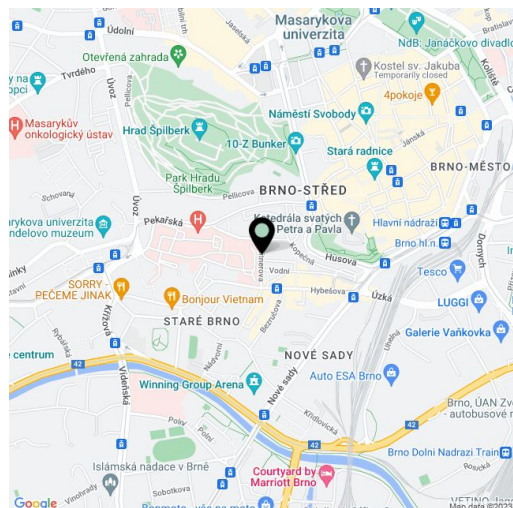
Facilities include **hardwood oak floors**, heated bathroom tiles, a **Loxone smart home system**, insulated triple-glazed aluminum windows, veneered entrance security door (class III), 210 cm high rebated interior doors, and a preparation for **air-conditioning**. Heating is provided by central remote control with an exchange station. 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 61.9 m², terrace 15.4 m², garden 40.3 m². Semi-residential unit, subject to special legal conditions.

Expected end of construction is March, 2024.

Visualizations are for illustrative purposes only.



* 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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NEBYT 1.F.

A detailed floor plan of a house, divided into seven numbered rooms. Room 1 is a large living area with a fireplace and a staircase. Room 2 is a kitchen with a sink, stove, and refrigerator. Room 3 is a small bathroom. Room 4 is a large living area with a fireplace and a staircase. Room 5 is a bedroom with a large bed. Room 6 is a large living area with a fireplace and a staircase. Room 7 is a large living area with a fireplace and a staircase.



opozornění: Tento je není podrobný shrnutí výzkumu a rozhodnutí uživatele o dohledu nad daty těchto provedení je vyloženo. Počet jednotlivých měření jsou pouze orientační. Vytváření datových souborů v programu Excel, Java, Matlab, R, Python, nebo v jiném softwaru je vyžadováno. Pro další informace o tomto výzkumu navštivte www.itsrc.com.

výkaz výměr: (m²)

1 hala	8,4
2 koupelna	8,4
3 komora	1,3
4 pobyťová miestnosť + kk	26,6
5 pobyťová miestnosť	12,6
užitná plocha	59,3
podlahová plocha bytu	61,9
6 terasa	15,4
7 záhrada	40,3



RESIDENCE

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Brno