



## Apartment Two-bedroom (3+kk)

€ 512 719 | CZK 13 000 000

118.7 m<sup>2</sup>, Vyškov, Slavkov u Brna, Slovanská





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Total area	133 m <sup>2</sup>
Floor area*	119 m <sup>2</sup>
Terrace	14 m <sup>2</sup>
Parking	Covered wide parking space
Cellar	3 m <sup>2</sup>
PENB	B
Reference number	104836

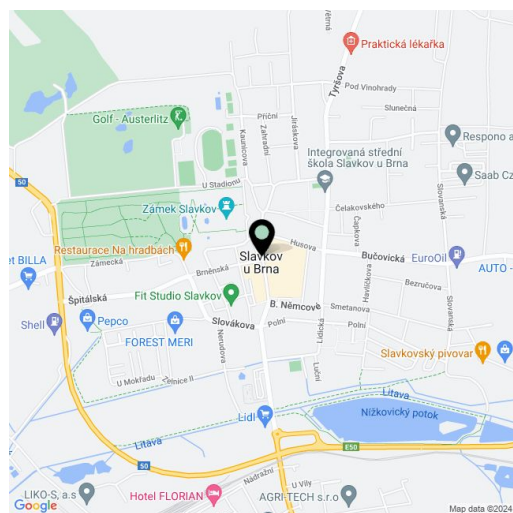
**This new spacious high-standard apartment with a terrace, beautiful views, and a parking space is part of the Litava Residence, located in a quiet green part of Slavkov by Brno. The city is situated in a beautiful landscape and has excellent connections with the Moravian city.**

The layout of the 2nd floor apartment offers a living room with a kitchen and **terrace**, a bedroom with a **bedroom** and large en-suite bathroom, a central bathroom, a spacious entrance hall, a separate toilet, a small room (the original dressing room), and a room that can be used as a study (without a window, lit by a skylight).

The residence was completed in 2023. The floor is **Quick-Step** floating in **sand oak decor**, plastic windows with **triple glazing** and a **preparation for front window blinds**, entrance doors are security, interior doors are above standard (including sliding into cases). The **Hanák** brand kitchen is equipped with a **Technistone stone worktop**, an induction cooktop with an **integrated extractor hood** and other built-in **Siemens** appliances. The bathrooms have **RainSelect** concealed faucets, **Hansgrohe Rainfinity** overhead shower, **Villeroy & Boch** sanitary ware and **Hansgrohe Talis** basin faucets. The faucets are in **brushed black chrome**, there are **Sorano** and **Rosendal** black **heated towel rails** in both bathrooms, and the master bathroom also has a heated floor. There is a preparation for **air-conditioning** in the apartment. Part of the offer is a project for an **interior design by the ATAK studio**. Heating is handled centrally, and the building has an **elevator** and a **camera system** guarding the common areas. The purchase price includes a **wide covered parking space** and a **cellar cubicle**.

The pleasant place is located very close to a **pond** and a **microbrewery** with a famous restaurant. It is possible to connect to a **bike path** directly from the building. The city with a **nice historic core** and a landscaped **castle park** provides all the necessary infrastructure, including an excellent connection to Brno by bus and train. The D1 highway is easily accessible by car. Other advantages include the charming surroundings—it is close to **South Moravia, Hana, and the Slovak White Carpathians**.

Floor area 118.7 m<sup>2</sup>, terrace 14.2 m<sup>2</sup>, cellar 2.6 m<sup>2</sup>.



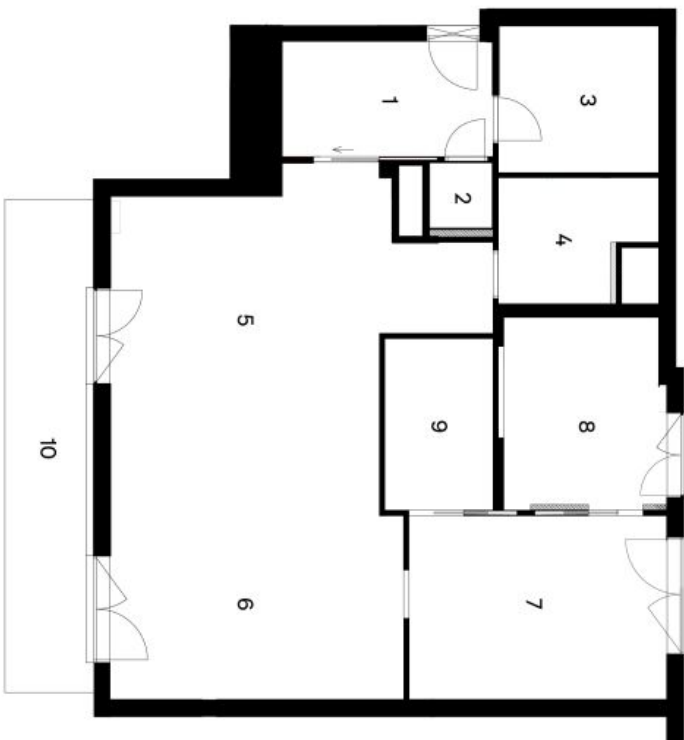
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

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- 1 Vstupní hala
- 2 WC
- 3 Pracovna
- 4 Koupelna
- 5 Kuchyně
- 6 Obývací pokoj
- 7 Ložnice
- 8 Koupelna
- 9 Šatna
- 10 Terasa

**Celková plocha bytu**133 m<sup>2</sup>

\* Plánek je pouze ilustrativní