



Apartment One-bedroom (2+kk)

€ 376 089 | CZK 9 500 000

53.7 m², Brno, Bohunice, Studentská





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Total area	105 m ²
Floor area*	54 m ²
Terrace	51 m ²
Parking	Yes
Cellar	Yes
PENB	G
Reference number	105321

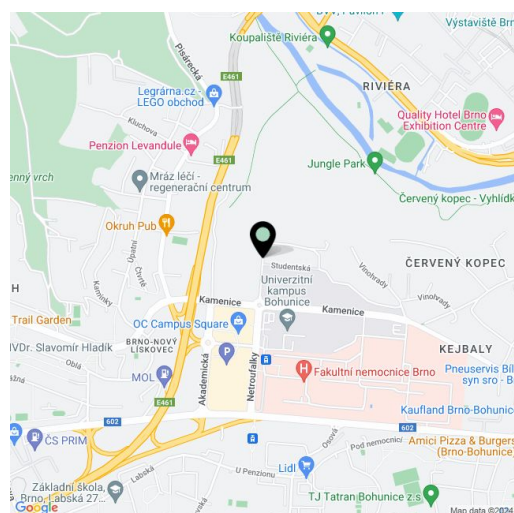
This modern air-conditioned apartment with a spectacular terrace and a parking space is part of the LIVE IN residence, which provides comfortable living at a high standard. In a quiet area full of greenery in close proximity to the Campus Square Brno shopping center, a university campus, or the Riviera recreation area, at the same time within quick reach of the center of Brno.

The layout of the 1st floor apartment consists of a living room with a kitchen, 1 bedroom, a bathroom (with a shower and toilet), a walk-in wardrobe, and a large entrance hall. Both rooms lead to the 50-meter, west-facing terrace.

The residence was completed in 2019. The high standard facilities include air-conditioning, oak floors, decking on the terrace, aluminum large-area windows with insulating triple glazing, Next security foils, and electrically operated exterior window blinds. Full storage space is provided by built-in wardrobes and other custom-made furniture from the Klvaňa studio in Brno, and the kitchen is equipped with built-in Gorenje and Electrolux appliances (without a dishwasher); the hob is induction. The floor heating in the entire apartment is connected to a remote heat source. The apartment comes with a cellar and a garage parking space accessible by elevator.

The building is conveniently located on the edge of a residential area with complete amenities and excellent access to the city center. There is a bus stop about 300 m away, and also a quick access to the D1 and D2 highways in the direction of Prague, Bratislava, and Vienna. Shops including supermarkets, restaurants, bistros, and medical services operate in the vicinity, and the location is very pleasant thanks to the nearby forest park or the Riviera recreational area with swimming pools and playgrounds. There are hiking and bike paths as well as trail routes in the vicinity.

Floor area 53 m², terrace 51.48 m², cellar 7.2 m².



* 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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Studentská 819/5

Byt 2+kk

1	Předsíň	7,69 m ²
2	Obývací pokoj + KK	23,90 m ²
3	Pokoj	12,55 m ²
4	Koupelna + WC	4,30 m ²
5	Šatna	2,40 m ²
6	Terasa	51,48 m ²
Celková plocha		102,33 m²

