



## House Five-bedroom (6+kk)

€ 2 746 815 | CZK 69 000 000

756 m<sup>2</sup>, Brno-město, Řečkovice, Azurová





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Total area	756 m <sup>2</sup>
Plot	963 m <sup>2</sup>
Foot print	351 m <sup>2</sup>
Floor area	581 m <sup>2</sup>
Terrace	115 m <sup>2</sup>
Parking	Garage and covered spaces for 3-4 vehicles
Garage	60 m <sup>2</sup>
Cellar	Yes
PENB	B
Reference number	106003

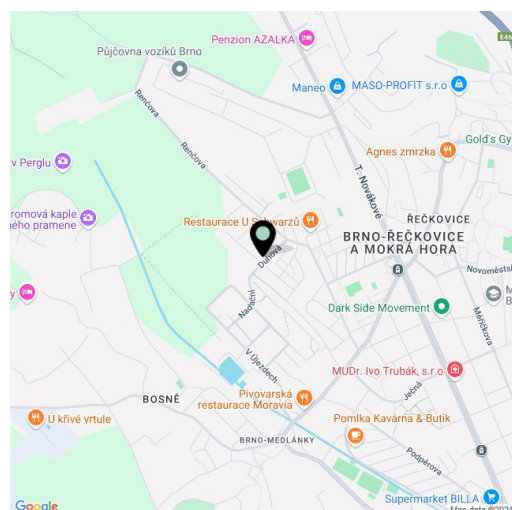
**This elegant family house with 4 bedrooms, a private wellness zone, a fitness area, a terrace, and a nicely landscaped garden is located in the sought-after Medlánky district, within quick reach of complete services, but at the same time a short distance from the unspoiled Baba nature park.**

On the entrance floor of the three-story house, which is directly accessible from the garage sized for up to **3 cars**, there is a **large 70 m<sup>2</sup> living room** with amazing views of the surrounding hills through the glass wall, a connected kitchen with appliances, an office, and access to a large **terrace**. On the first floor is a bedroom with an **en-suite bathroom** and its own entrance hall, a separate toilet, a hall, a garage, a storage room, and a vestibule. From the living room, a staircase (and a 2nd staircase from the hall) leads to the lowest floor, which is mainly intended for sports and relaxation - there is a 2nd living room with a **fireplace** to create a relaxed atmosphere, with a **home cinema** and another room, a gym, a **wellness zone** with a **steam and Finnish sauna**, a whirlpool and an outdoor and indoor **cooling pool**, as well as a pool hall adjacent to the **terrace** and an **outdoor kitchen with covered seating**. The facilities for these spaces consist of a walk-in wardrobe, a toilet, utility rooms, and storage. The southwest-facing terrace then transitions into a **well-maintained garden** fenced with a gabion wall. The 2nd floor is accessed via the stairs from the hall. Here, there is the master bedroom with 2 dressing rooms, 2 additional bedrooms, a bathroom, and a toilet. In addition to the parking spaces in the garage, there is a **covered outside parking space** for 3-4 cars.

The modern villa from 2012 stands out for its functionality and high-quality facilities, from the aluminum (triple-glazed) **Schüco** windows, **wooden parquet floors**, **Travertine** natural stone paving, Jablotron security system complete with security blinds and roller shades (remote controlled), security top-class doors or partially built-in **air conditioning**. The house is served by 2 gas boilers distributing heat to radiators and **underfloor heating**, a heat exchanger, and **solar panels** providing hot water.

The quiet area **on the border of Medlánek and Řečkovice** is an ideal place to live for families with children thanks to the **beautiful surrounding nature**, numerous playgrounds, a kindergarten and elementary school, or the **sought-after Tereza Nováková high school**. Various sports grounds, restaurants, cafes, a confectionery, and shopping malls are in the vicinity and the city center is easily accessible both by public transport (trams, buses) and by car (approx. 12-minute drive).

Usable area 755.69 m<sup>2</sup>, of which interior 580.65





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<b>Total area</b>	756 m <sup>2</sup>	m <sup>2</sup> , terraces 115.19 m <sup>2</sup> and garage 59.85 m <sup>2</sup> , built-up area 351 m <sup>2</sup> , plot 963 m <sup>2</sup> .
<b>Plot</b>	963 m <sup>2</sup>	
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