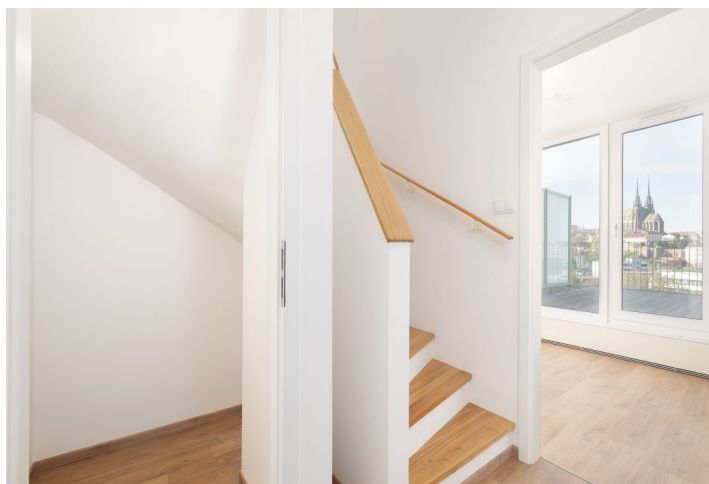




Apartment Three-bedroom (4+kk)

€ 748 374 | CZK 18 990 000

119.9 m², Brno-město, Trnitá, Fuchsova





Apartment Three-bedroom (4+kk)

€ 748 374 | CZK 18 990 000

119.9 m², Brno-město, Trnitá, Fuchsova

Total area	194 m ²
Floor area*	120 m ²
Balcony	24 m ²
Terrace	50 m ²
Parking	2 garage parking spaces
Garage	Yes
Cellar	Yes
PENB	B
Reference number	106509

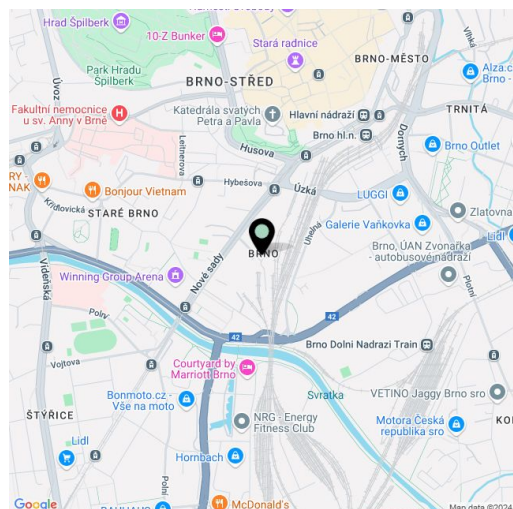
This air-conditioned duplex apartment with a large terrace, two balconies and a direct view of Cathedral of St. Peter and Paul is located in the modern Palác Trnitá residential project in a dynamically developing district in the wider center of Brno, right next to the Galerie Vaňkovka shopping center. The as yet unused apartment is ready for immediate occupancy and includes 2 garage spaces, another can be purchased.

The entrance level (7th floor) consists of 2 bedrooms, one of which has access to the **terrace** and the other to the **balcony**, as well as a bathroom with toilet, a storage room and an entrance hall. On the upper level is a living room with a kitchen and a **large balcony**, a bedroom, a **walk-in wardrobe** and a bathroom with a toilet. The terrace offers an unobstructed view of the center of the Moravian metropolis with its dominant feature – **the Cathedral of St. Peter and Paul**.

The apartment, approved in 2022, is **air-conditioned**, equipped with a built-in wardrobe in the entrance hall and a **Schüller German kitchen** with a cooking island, a **filter battery** and **high-end Electrolux appliances** (including an **80 cm wide induction hob**), a fully equipped dressing room with a washing machine **AEG** dryer. The standard includes plastic windows and balcony doors with insulating double and triple glazing and with preparation for shading, central heating or entrance and access to the building with a **chip**. The purchase price includes a **cellar and 2 garage spaces** located **near the elevator**, residents of this **low-efficient house** also have access to a **shared garden**. It is possible to **purchase another 2 garage spaces** for the apartment.

The residence is located in close proximity to the **Vaňkovka shopping center**, within easy reach of supermarkets, kindergartens and elementary or **high schools**, and indoor and outdoor **sports fields**. It is only a few minutes to the city center as well as to the **cycle path along Svatka**. The bus and train stations are nearby, and you can easily connect to the I/50 expressway and the D1 highway by car.

Floor area 119.9 m², terrace 50.3 m², balconies 15.2 m² and 8.6 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.



Apartment Three-bedroom (4+kk)

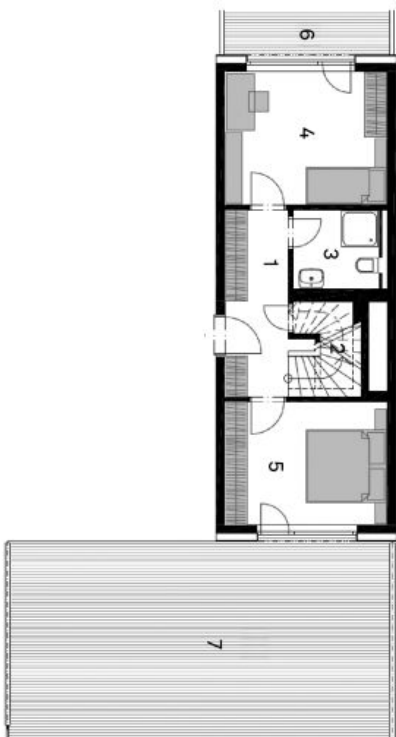
€ 748 374 | CZK 18 990 000

119.9 m², Brno-město, Trnitá, Fuchsova

Palác Trnitá

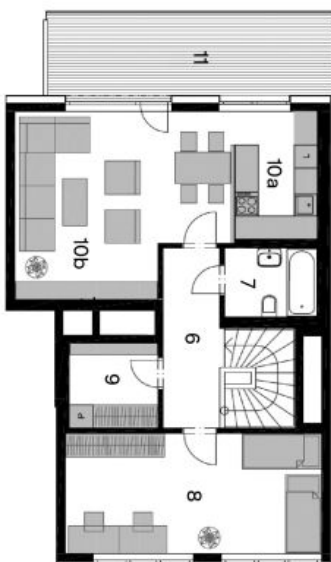
Mezonet 4+kk

8. NP



1	Předsiň	11,8 m ²
2	Šatna	2,3 m ²
3	Koupelna + WC	4,1 m ²
4	Pokoj	13,3 m ²
5	Ložnice	12,3 m ²
Užitná plocha v 8.NP		43,8 m ²
Užitná plocha bytu		110,1 m ²
6	Balkon	8,6 m ²
7	Terasa	50,3 m ²
Celková plocha bytu		119,9 m ²

9. NP



6	Chodba	6,7 m ²
7	Koupelna + WC	4,1 m ²
8	Pokoj	19,8 m ²
9	Šatna	4,9 m ²
10a	Kuchyňský kout	6,8 m ²
10b	Obytný prostor	24,0 m ²
Užitná plocha v 9.NP		66,3 m ²
11	Balkon	15,2 m ²