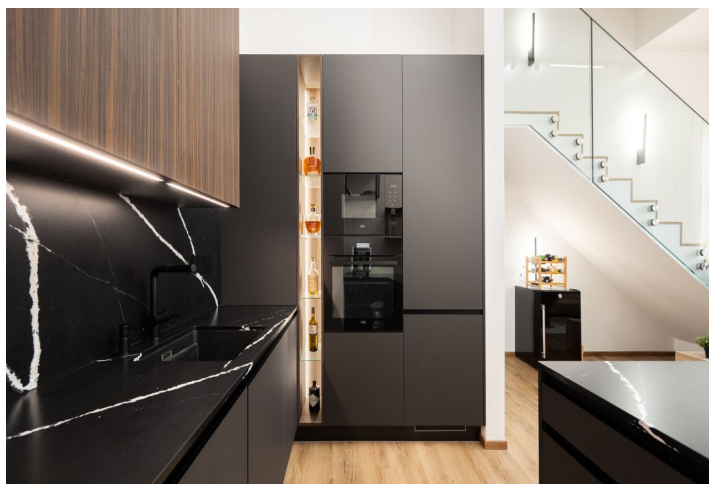




Apartment Two-bedroom (3+kk)

€ 569 000 | CZK 14 390 000

94.85 m², Brno-město, Brno-Jehnice, Kleštíněk





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Total area	160 m ²
Floor area*	95 m ²
Balcony	8 m ²
Terrace	57 m ²
Parking	Lockable garage and 1 covered outdoor space
Garage	32 m ²
Cellar	-
PENB	B
Reference number	106864

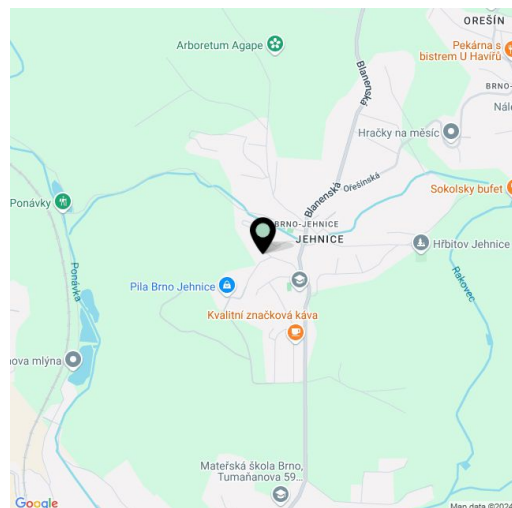
An impressive, above-standard equipped duplex apartment with high ceilings, an almost 60-meter terrace, balcony and a doublegarage is located in the new Bavaria residential project. The residence is located in a quiet area right next to the forest park in the Brno part of Jehnice, within easy driving distance of the city center.

The entrance level (ground floor of the Pivovar building) consists of a living room with kitchen and dining room, 1 bedroom, bathroom, toilet and hall. The staircase in the living room leads to the upper part where there is a bedroom, bathroom, toilet and stair hall. Adjacent to the living room is a **generously designed terrace** (at a sufficient height above ground level), from the upper bedroom there is an entrance to the **balcony**. During the growing season, there are **nice views** of the **greenery** from the terrace and balcony.

Advantages of the apartment completed in 2023 mainly features **ceilings up to 3.7 m high**, large industrial windows, the possibility of installing a hot tub on the terrace and **parking for 3 cars** - the apartment includes a **lockable double garage** and **1 covered outdoor parking space**. The entire apartment has underfloor heating, the upper bedroom is **air-conditioned**, the doors are seamless, the designer kitchen with a stone worktop was supplied by **Sekyra** company (**AEG** appliances are still under warranty), the apartment also has other custom built-in furniture.

In the Jehnice district, there is a kindergarten and elementary school, a **sports field** and a grocery store, transport connections are provided by buses, and you can easily connect to the Svitavská road by car. Jehnice is surrounded by **beautiful nature** on all sides, the **Moravian Karst Protected Area** or the **Baba Nature Park** are nearby.

Floor area 94.85 m², terrace 56.9 m², balcony 7.5 m², garage 31.4 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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