

Apartment Two-bedroom (3+kk)

€ 338 848 I CZK 8 500 000

66 m², Brno-město, Brno-Ponava, Kabátníkova













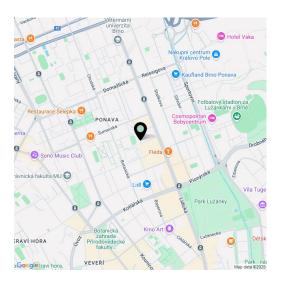


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Total area	66 m²
Parking	-
Cellar	5 m²
PENB	D
Reference number	107824



* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal
area of every room.

This quiet family apartment is located on the 3rd floor of a renovated residential building with a green inner courtyard, situated on a cul-de-sac in the Ponava district. The location combines all the advantages of city life with the proximity to nature – a large shopping mall is right next door, and it's just a few minutes on foot to the largest park in Brno, Lužánky, a stadium, and the botanical garden.

The apartment consists of a living room with a kitchen, a bedroom, a second room facing the inner courtyard, a bathroom with a bathtub and shower, a separate toilet, and a hallway. The apartment comes with a cellar, and parking is available for residents in the blue zone around the building.

The spacious apartment is equipped with a fully equipped kitchen, storage spaces in the hallway and rooms, high-quality **wooden** interior doors, laminate floors in the living areas, tiles in the bathroom and hallway, an intercom, and security doors. Windows are plastic with interior **blinds**. Heating is provided through radiators powered by a gas boiler. The furnishings in the photographs are included in the purchase price. The building, secured by a camera system, features a courtyard with a **garden** exclusively for the use of apartment owners who reside in the building. In the basement, there is a **bistro**.

A major benefit of this location is its walking distance to Brno's downtown and proximity to the Sfinx shopping gallery, the extensive sports facilities of a stadium (ice skating, tennis, badminton, bowling, athletics, football), the botanical garden, and the largest city park, **Lužánky**, which has become a popular recreational, sports, and social hub for local residents in recent years.

The floor area is 66.15 m².