



House Four-bedroom (5+kk)

€ 481 084 | CZK 11 890 000

245 m², Brno, Brno - Ivanovice, Hatě





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Usable area	245 m²
Plot	907 m²
Foot print	161 m²
Garden	746 m²
Floor area	222 m²
Terrace	23 m²
Parking	Garage for 2 cars
Garage	Yes
Cellar	-
PENB	B
Reference number	20888

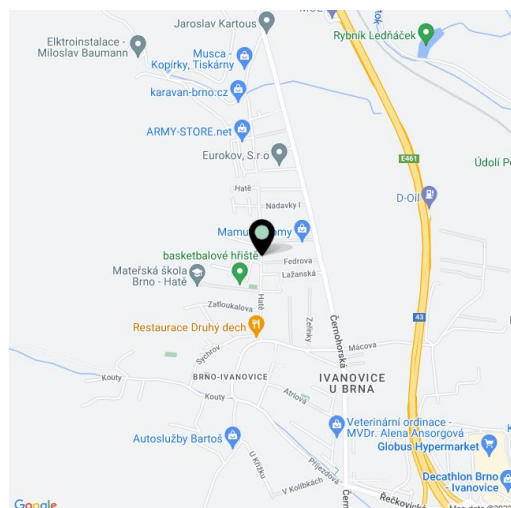
Comfortable, low-energy family house with 3 bathrooms and garage for 2 cars, set in the middle of nature, in the residential city part of Brno - Ivanovice. This emerging project is an ideal choice for families who prefer a quiet living away from the urban bustle, yet within easy reach of the center. Nice location surrounded by forests creates an exceptional environment offering benefits such as privacy, nice atmosphere and a plenty of leisure activities.

The lower floor features a spacious living room with kitchen and access to a terrace, followed with garden, a study, bathroom, utility room, hall and a garage linked with interior. The upper floor consists of 3 bedrooms (one with en-suite bathroom, one with walk-in closet, all of them with terrace access), shared bathroom and a staircase hall. The layout is designed as a 4-bedroom, with the **possibility of client's changes**.

The houses are ideally oriented to **West/East**, with handover in a state of **white walls**. That will allow the new owner to complete all the final surfaces and fixtures according to his/her own taste. The supplied equipment will include plastic windows, recessed floor heating provided gas boiler, hot water boiler or electric boiler.

Ivanovice is area with the cleanest environment in Brno, neighboring with the forest on the eastern and western side. A pavement will connect the complex with **Baba Nature Park and the city park**, providing all residents ample opportunities for relaxation and sport. There are basic amenities such as the newly renovated kindergarten, a supermarket, several restaurants and a squash hall. Complete services are available in close Řečkovice, easily accessible by public transport bus. Svitavský přivaděč feeder road secures **very good transport links to the city center, as well as to the slip road to highway D1**.

Usable floor area 222 m², terraces 22.6 m², built-up area 160.6 m², garden 746.4 m², plot 907 m².





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RODINNÉ DOMY IVANOVIC

1. NP



2. NP



TYP A/G
5+KK

1.01	Vstupní hala	13,5m²
1.02	WC + sprcha	5,7m²
1.03	Technické zázemí	3,0m²
1.04	Kuchyň	9,9m²
1.05	Obývací pokoj s jídelnou	36,0m²
1.06	Ložnice	8,0m²
1.07	Garáž	33,0m²
1.08	Terasa	9,6m²

2.01	Chodba	9,2m²
2.02	Koupelna	6,0m²
2.03	Šatna	4,4m²
2.04	Ložnice	31,2m²
2.05	Ložnice	24,3m²
2.06	Ložnice	10,9m²
2.07	Šatna	4,0m²
2.08	Terasa	9,0m²
2.09	Terasa	9,0m²

svoboda&williams

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