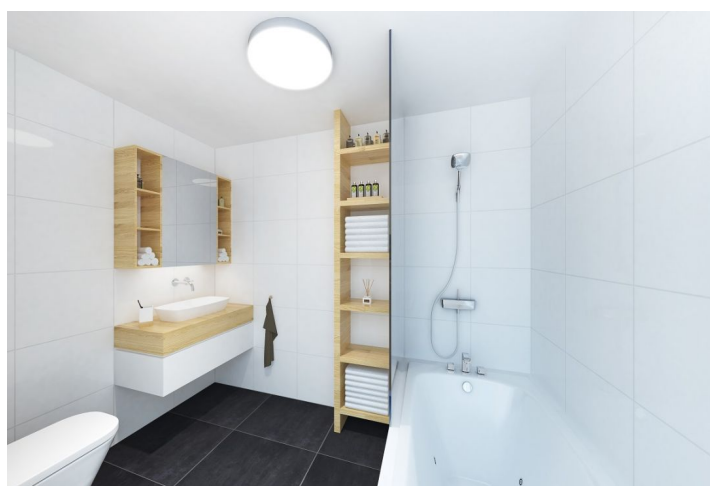




## House Three-bedroom (4+kk)

€ 301 609 | CZK 7 590 000

145 m², Brno, Brno - Ivanovice, Hatě





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€ 301 609 | CZK 7 590 000

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|                  |                                              |
|------------------|----------------------------------------------|
| Usable area      | 145 m²                                       |
| Plot             | 406 m²                                       |
| Foot print       | 107 m²                                       |
| Garden           | 299 m²                                       |
| Floor area       | 136 m²                                       |
| Terrace          | 9 m²                                         |
| Parking          | Possibility to build a garage at extra cost. |
| Garage           | Yes                                          |
| Cellar           | -                                            |
| PENB             | B                                            |
| Reference number | 20900                                        |

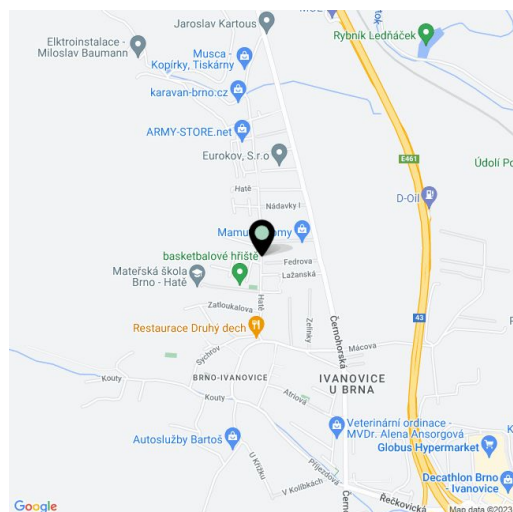
Comfortable, low-energy family house set in the middle of nature, in a residential part of Brno - Ivanovice. This emerging project is an ideal choice for families who prefer quiet living away from the urban bustle, yet within easy reach of the center. Nice location surrounded by a forest creates an exceptional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

The lower floor features a spacious living room with kitchen and access to a terrace followed by a garden, a bathroom, closet, utility room and a hall with storage space under the stairs. The upper floor consists of 3 bedrooms (one with en-suite closet/study, all of them with terrace access), bathroom and a staircase hall. The layout is designed as a 3-bedroom, with the **possibility of client changes**, including the construction of the garage.

The houses are ideally oriented to **west/east**. Clients can choose between two types of design, Standard and Comfort, 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 by gas boiler, hot water boiler or electric boiler.

Ivanovice is an area with the cleanest environment in Brno, neighboring with the forest on the eastern and western side. A sidewalk will connect the complex with **Baba Nature Park and the city park featuring outdoor fitness and children's playground**, 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 nearby Řečkovice, easily accessible by public transport bus. Svitavský přívaděč feeder road secures **very good transport links to the city center, as well as to the slip road to highway D1**.

Usable floor area 136 m², terrace 9 m², built-up area 107.2 m², garden 298.8 m², plot 406.1 m².





# House Three-bedroom (4+kk)

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svoboda&williams

Biskupská 267/8, 602 00 Brno-střed, +420 724 551 238, info@svoboda-williams.com

## RODINNÉ DOMY IVANOVIC

### 1. NP



| TYP C |                          |
|-------|--------------------------|
| 4+KK  |                          |
| 1.01  | Vstupní hala             |
| 1.02  | WC + sprcha              |
| 1.03  | Technické zázemí         |
| 1.04  | Kuchyň                   |
| 1.05  | Obývací pokoj s jídelnou |
| 1.06  | Komora/sklad/kancelář    |
| 1.07  | Terasa                   |

|                    |
|--------------------|
| 13,5m <sup>2</sup> |
| 5,7m <sup>2</sup>  |
| 3,0m <sup>2</sup>  |
| 9,9m <sup>2</sup>  |
| 36,0m <sup>2</sup> |
| 8,0m <sup>2</sup>  |
| 9,0m <sup>2</sup>  |

### 2. NP



|      |          |        |
|------|----------|--------|
| 2.01 | Chodba   | 6,1m²  |
| 2.02 | Koupelna | 6,5m²  |
| 2.03 | Ložnice  | 16,0m² |
| 2.04 | Ložnice  | 9,7m²  |
| 2.05 | Ložnice  | 14,5m² |



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### RODINNÉ DOMY IVANOVICE



Jihovýchodní pohled



Severovýchodní pohled



Jihozápadní pohled



Severozápadní pohled



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