



House Three-bedroom (4+kk)

€ 370 267 | CZK 9 290 000

197 m², Brno, Brno - Ivanovice, Hatě





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Usable area	197 m ²
Plot	536 m ²
Foot print	121 m ²
Garden	415 m ²
Floor area	174 m ²
Terrace	23 m ²
Parking	Garage for 1 car.
Garage	Yes
Cellar	-
PENB	B
Reference number	20901

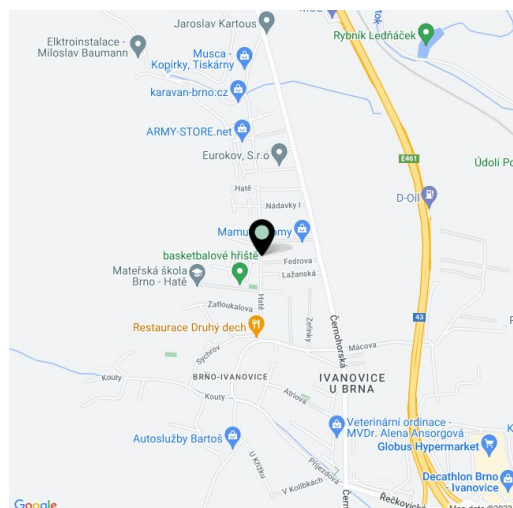
Comfortable, low-energy family house set in the middle of nature, in a residential part of Brno - Ivanovice. This emerging project is an ideal choice for families who prefer quiet living away from the urban bustle, yet within easy reach of the center. Nice location surrounded by a forest creates an exceptional 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, utility room, closet 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 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 the **Baba Nature Park and the city park**, providing all residents ample opportunities for relaxation and sport. There are basic amenities such as a 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 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 174 m², terraces 22.6 m², built-up area 121 m², garden 415.3 m², plot 536.3 m².





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RODINNÉ DOMY IVANOVICE

1. NP



TYP B/G 5+KK		
1.01	Vstupní hala	13,5m ²
1.02	WC + sprcha	5,7m ²
1.03	Technické zázemí	3,0m ²
1.04	Kuchyň	9,9m ²
1.05	Obývací pokoj s jídelnou	36,0m ²
1.06	Ložnice	8,0m ²
1.07	Garáž	18,2m ²
1.08	Terasa	9,0m ²

2. NP



2.01	Chodba	9,2m ²
2.02	Koupelna	6,0m ²
2.03	Šatna	4,4m ²
2.04	Ložnice	28,7m ²
2.05	Ložnice	9,9m ²
2.06	Ložnice	15,5m ²
2.07	Terasa	9,0m ²
2.08	Terasa	9,0m ²

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