



House Four-bedroom (5+kk)

197 m², Brno, Brno - Ivanovice, Hatě

€ 404 208 | CZK 9 990 000





House Four-bedroom (5+kk)

€ 404 208 | CZK 9 990 000

197 m², Brno, Brno - Ivanovice, Hatě

Usable area	197 m²
Plot	648 m²
Foot print	121 m²
Garden	527 m²
Floor area	174 m²
Terrace	23 m²
Parking	Garage for 1 car.
Garage	Yes
Cellar	-
PENB	B
Reference number	20902

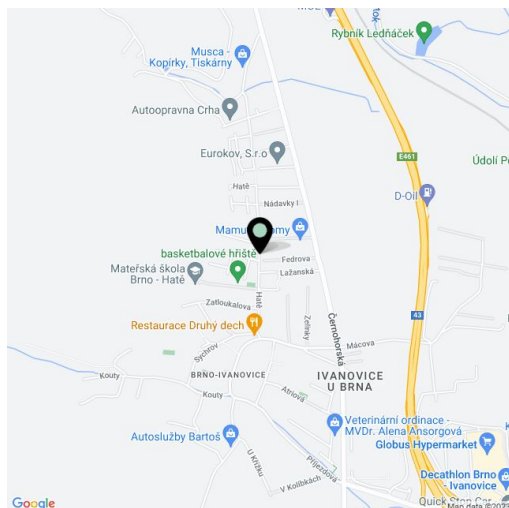
Comfortable, low-energy family house set in the middle of nature, in a residential part of Brno - Ivanovice. This emerging project is an ideal choice for families who prefer quiet living away from the urban bustle, yet within easy reach of the center. Nice location surrounded by a forest creates an exceptional 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 study, bathroom, 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 4-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 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 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 527 m², plot 648 m².





House Four-bedroom (5+kk)

€ 404 208 | CZK 9 990 000

197 m², Brno, Brno - Ivanovice, Hatě

RODINNÉ DOMY IVANOVIC

1. NP



TYP B/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	18,2m²
1.08	Terasa	9,0m²

2. NP



2.01	Chodba	9,2m²
2.02	Koupelna	6,0m²
2.03	Šatna	4,4m²
2.04	Ložnice	28,7m²
2.05	Ložnice	9,9m²
2.06	Ložnice	15,5m²
2.07	Terasa	9,0m²
2.08	Terasa	9,0m²

svoboda&williams

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



House Four-bedroom (5+kk)

€ 404 208 | CZK 9 990 000

197 m², Brno, Brno - Ivanovice, Hatě

RODINNÉ DOMY IVANOVICE



Jihovýchodní pohled

Severovýchodní pohled

Jihozápadní pohled

Severozápadní pohled

svoboda&williams

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

