



House Three-bedroom (4+kk)

€ 339 261 | CZK 8 490 000

145 m², Brno, Brno - Ivanovice, Hatě





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Usable area	145 m ²
Plot	472 m ²
Foot print	107 m ²
Garden	365 m ²
Floor area	136 m ²
Terrace	9 m ²
Parking	Garage for 1 car.
Garage	Yes
Cellar	-
PENB	B
Reference number	20904

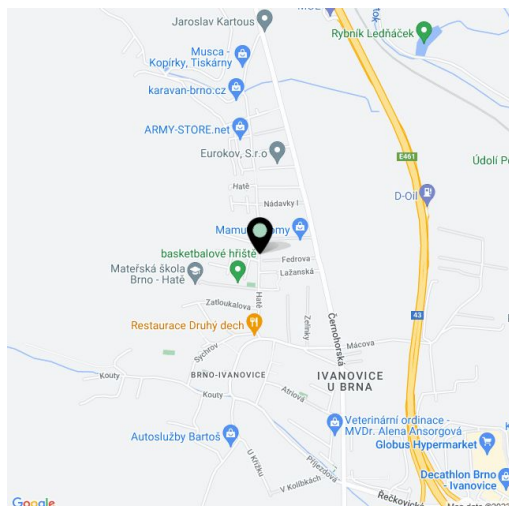
Comfortable, low-energy family house set in the middle of nature, in the residential city part of Brno - Ivanovice. This emerging project is an ideal choice for families who prefer a quiet living away from the urban bustle, yet within easy reach of the center. Nice location surrounded by forests creates 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 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 2-bedroom, with the **possibility of client's changes**.

The houses are ideally oriented to **West/East**. Customers 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 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 136 m², terrace 9 m², built-up area 107.2 m², garden 364.8 m², plot 472 m².





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RODINNÉ DOMY IVANOVICE

1. NP



TYP C/G
4+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	Komora/sklad/kancelář	8,0m²
1.07	Garáž	18,2m²
1.08	Terasa	9,0m²

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

svoboda&williams

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