



House Four-bedroom (5+kk)

€ 238 741 | CZK 5 990 000

145 m², Brno, Brno - Ivanovice, Hatě





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Usable area	145 m ²
Plot	327 m ²
Foot print	107 m ²
Garden	220 m ²
Floor area	136 m ²
Terrace	9 m ²
Parking	Yes
Cellar	-
PENB	B
Reference number	20906

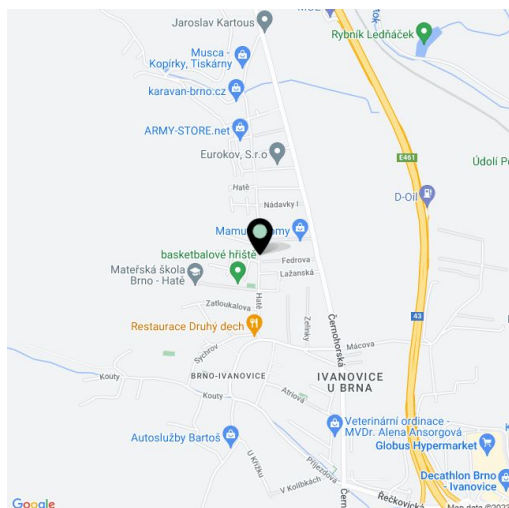
Comfortable, low-energy family house set in the middle of nature, in a residential part of Brno - Ivanovice. This emerging project is an ideal choice for families who prefer quiet living away from the urban bustle, yet within easy reach of the center. Nice location surrounded by a forest creates an exceptional 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), bathroom and a staircase hall. The layout is designed as a 4-bedroom, with the **possibility of client changes**.

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 the **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 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 136 m², terrace 9 m², built-up area 107.2 m², garden 219.8 m², plot 327 m².





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svoboda&williams

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RODINNÉ DOMY IVANOVIC

1. NP



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	Terasa	9,0m²

2. NP



2.01	Chodba	6,1m²
2.02	Koupelna	5,8m²
2.03	Šatna	4,3m²
2.04	Ložnice	12,1m²
2.05	Ložnice	9,7m²
2.06	Ložnice	14,5m²



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