



House Four-bedroom (5+kk)

€ 393 319 | CZK 9 890 000

145 m², Brno, Brno - Ivanovice, Hatě





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Usable area	145 m²
Plot	587 m²
Foot print	107 m²
Garden	484 m²
Floor area	136 m²
Terrace	9 m²
Parking	Garage for 1 car.
Garage	Yes
Cellar	-
PENB	B
Reference number	20910

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.

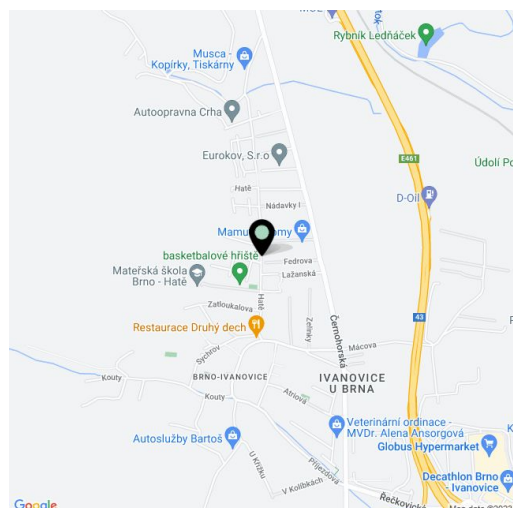
The lower floor features a spacious living room with kitchen and access to a terrace followed by a garden, a study, bathroom, utility room and a hall with storage space under the stairs. The upper floor consists of 3 bedrooms (one with en-suite closet/study), bathroom and a staircase hall. The layout is designed as a 4-bedroom, with the **possibility of client changes**.

The houses are ideally oriented to **west/east**. 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 a 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**, 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**.

The purchase price includes VAT therefore it is not subject to the property transfer tax.

Usable floor area 136 m², terrace 9 m², built-up area 107.2 m², garden 479.8 m², plot 587 m².





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RODINNÉ DOMY IVANOVIC

1. NP



TYP C/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	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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RODINNÉ DOMY IVANOVICE



Jihovýchodní pohled



Severovýchodní pohled



Jižozápadní pohled



Severozápadní pohled

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