



## Apartment Three-bedroom (4+kk)

Sold

150 m<sup>2</sup>, Brno-město, Brno - Bystrc, Markůvky





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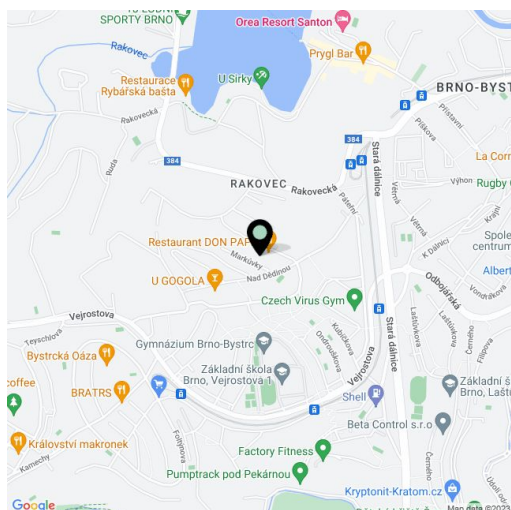
Total area	188 m <sup>2</sup>
Floor area*	150 m <sup>2</sup>
Terrace	38 m <sup>2</sup>
Parking	1 underground garage parking space.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	21111

**New flat with 2 terraces, loggia and views of the Brno dam located on the 3rd floor of a low-energy apartment building with an elevator, set in a quiet residential area near the forest and with good transport connection to the center.**

The flat consists of an airy living room with kitchenette, floor-to-ceiling windows and access to both terraces, 3 bedrooms and 2 bathrooms. Equipped with a modern, fully fitted **Scavolini** kitchen, glue-down vinyl floors and ceramic tiles, **large-format wood-aluminium windows** with triple glazing in energy class A, Geberit, Hansgrohe, Keramag and Teiko bathroom fixtures, outdoor shutters, preparation for jacuzzi on the terrace, built-in safe, security system with connection to the cellar. There is a storage room accessible by stairs. The purchase price includes **parking space in an underground garage** and a **cellar**.

The building is located on the edge of the residential zone just a **5-minute walk from the dam and forest**, in an area with full amenities and plenty of opportunities for sports and recreation. Within fast walking distance of kindergartens and primary schools, the Music School, the **prestigious Classical and Spanish Vejrostova grammar school**, several playgrounds, a supermarket, fitness center with gym, squash and badminton halls, bowling, and more. Tram stop with direct connections to the city center 300 m away from the flat.

Interior 150 m<sup>2</sup>, terraces and loggia 38 m<sup>2</sup>, cellar 5 m<sup>2</sup>.



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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