



## Apartment Three-bedroom (4+kk)

Ask for price

215 m<sup>2</sup>, Brno-město, Brno - Bohunice, Netroufalky





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Total area	247 m <sup>2</sup>
Floor area*	215 m <sup>2</sup>
Terrace	32 m <sup>2</sup>
Parking	4 garage parking spaces
Garage	Yes
Cellar	Yes
PENB	B
Reference number	26826

The spacious, modern air-conditioned apartment on the 6th floor of the newly-built Live UP - Netroufalky residential complex offers unique views of the city, Špilberk Castle, Petrov and the surrounding forests. The complex, surrounded by greenery, is situated above the recreational areas of Riviera and Čertík. Garage parking and plenty of storage space in 2 cellars.

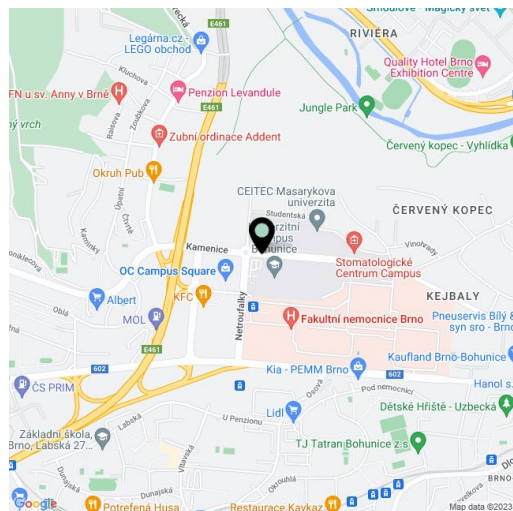
The center of the apartment consists of a hall, which leads into a generous living space with a kitchen and a dining room. On the sides of the room are 2 separate organic-shaped terraces. There are also 2 bedrooms with en-suite bathrooms, walk-in wardrobes and French windows leading to the terraces. A large office is located in a quiet part of the apartment. Close to the entrance, there is a separate toilet and a utility room.

The high standard apartment includes large-format windows, Villeroy & Boch, Hansgrohe, Laufen and Hüppe furnishings, air-conditioning and suspended ceilings with designer lighting. Another feature includes a wellness area with an aromatherapy steam shower. The purchase price includes 4 garage parking spaces and 2 cellars. If less parking spaces are purchased, the price of the property will be adequately reduced. The apartment is just before completion, with the floors and doors having to be finished.

The residence is located in a convenient location with all amenities within walking distance or a short drive (shopping center, schools, doctors, etc.). Fast access to the city center. A public transport stop is just 100 meters from the building. The adjacent forest and location at the edge of a residential area keeps the city's hustle and bustle at bay.

Interior 213 m<sup>2</sup>, terrace 2x16 m<sup>2</sup>.

This apartment can also represent an interesting investment opportunity, as the Brno market is missing high standard apartments for families with parking. We continue to record such a demand in our office. For more information, please contact us.



\* 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.