



Apartment Two-bedroom (3+kk)

€ 666 803 | CZK 16 300 000

94.3 m², Brno-město, Brno, Kumpoštova





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| | |
|------------------|--|
| Total area | 94 m² |
| Garden | 267 m² |
| Parking | Parking space by the house – with the possibility to park up to 2 cars |
| Cellar | 3 m² |
| PENB | B |
| Reference number | 108579 |

This well-appointed apartment with a large private garden and a parking space is part of a modern residential project situated in a highly sought-after quiet location with full civic amenities and excellent transport accessibility. The area also stands out for its abundance of greenery.

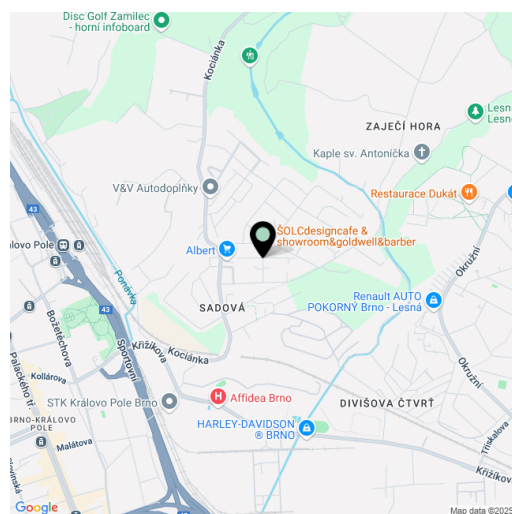
The practical layout of this ground-floor apartment includes a corner living room with a kitchen, dining area, and access to a **partially covered garden terrace**, two bedrooms, a bathroom (with a bathtub), a separate toilet, a storage room, and an entrance hall.

Large-format windows with plastic frames, triple glazing, and remotely controlled exterior blinds allow **plenty of natural light** into the apartment. Light-colored floating floors contribute to the open and airy feel. The apartment comes fully furnished, including a kitchen with built-in appliances, **a washer-dryer**, and **Xiaomi smart lighting**. The entrance door is security-rated, and the **spacious garden with mature trees** is maintained by **an automatic irrigation system** and a **robotic lawn mower**. Heating and hot water are supplied centrally. The purchase price includes **a cellar** and **a parking space**. Residents also have access to **a shared bike/pram room**, and the building is equipped with **an elevator**.

The residential complex enjoys **an excellent location** in the Sadová district of Brno, close to a trolleybus stop and **Zaječí hora park**. A supermarket and café are just around the corner, with additional services within a short drive. The center of Brno is easily reachable by train in approximately 15 minutes.

Floor area 94.3 m², garden 267.38 m².

* 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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| | | |
|----|------------------------|-----------------|
| 1. | Předstřih | 10,87 m² |
| 2. | Komora | 2,85 m² |
| 3. | Pokoj | 13,69 m² |
| 4. | Obývací pokoj + kuchyň | 30,88 m² |
| 5. | Ložnice | 20,59 m² |
| 6. | WC | 3,03 m² |
| 7. | Koupelna | 5,61 m² |
| | Užitná plocha | 87,52 m² |
| 8. | Zahrada | 267,38 m² |
| | Sklep | 2,6 m² |



Kumpoštova

Byt 3+kk

1.NP