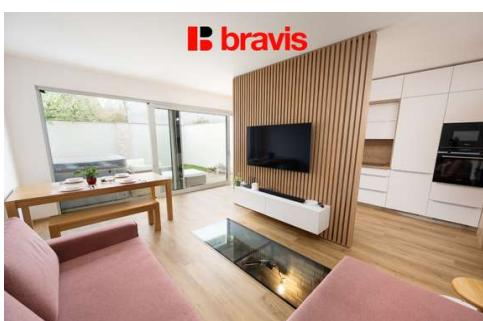




Broker

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Newly Built Modern Family Home (4+kk) with Garage in a Highly Sought-After Part of Brno – Komín, ... (06393_EN)

**18 990 000 CZK****Available 13.01. 2026****Total area:** 193 m²**Sort of real property:** RD**Structure:** Cihlová**PENB:** B

Facilities



kuchyňská linka



vana



myčka



Terasa



sprchový kout

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We are offering for sale a newly built modern family house with a 4+kk layout and a garage, located in one of the most desirable districts of Brno – Komín, on Hlavní Street.

The house is fully completed, equipped with modern technologies, and ready for immediate move-in.

Upon entering, you are welcomed by a spacious entrance hall (7.6 m^2) with built-in wardrobes.

From the hall, there is direct access to the garage (22 m^2), which provides ample space not only for a car but also for storing bicycles, skis, and other equipment.

The hall also leads into a large open-plan living room with a kitchen area (38 m^2).

The custom-made kitchen is equipped with high-quality Siemens built-in appliances – an oven, microwave, dishwasher, induction hob, extractor hood, refrigerator with freezer, and wine cooler.

Large glass sliding doors (HS portals) lead from the living area to a terrace and garden (34 m^2).

The terrace features a comfortable seating area, an IQue Fiji Gold hot tub, and a Winsol awning providing shade and privacy.

The garden is pre-fitted with a 380 V outlet for a sauna installation.

On the ground floor, there is also a bathroom with a shower and toilet, as well as a utility room.

From the living area, you can access a tiled cellar (7 m^2).

The upper floor offers three separate rooms (23 m^2 , 18 m^2 , and 14 m^2).

The master bedroom has direct access to a balcony (10 m^2) with a view of the garden.

Upstairs you will also find a second bathroom with a shower (6 m^2) and a separate toilet (3 m^2).

The house is heated by a modern Toshiba Estia Hydrobox HWT-1101 XWHT9W-E heat pump with an outdoor unit HWT-801 H8W-E. Photovoltaic panels installed on the roof contribute to lower energy costs and sustainability.

The entire house features underfloor heating, and hot water is provided by a 300-liter boiler connected to the heat pump. Additional comfort is ensured by external blinds throughout the house, LG Standard Plus 5 kW air conditioning, Kasko garage doors, and a Somfy smart home system that allows automated control of the garage door, blinds, awning, home alarm, and outdoor camera. All rooms are equipped with data connections, and high-speed internet is provided by Vodafone.

Komín is one of Brno's most peaceful and sought-after residential areas.

It offers excellent transport accessibility (10–15 minutes to the city center by car or public transport) and full civic amenities – schools, kindergartens, shops, restaurants, and sports facilities.

Nature, cycling paths, and the Svratka River are all within walking distance, ideal for leisure and outdoor activities.

This home offers everything a modern family needs – from luxury fittings and smart technology to spaces designed for relaxation. It is a place where you will enjoy spending every day and always look forward to coming home.

Similar property

Sale, Houses Farmsteads, 0 m² - Otročín - Měchov

Otročín - Měchov

3 990 000 CZK

Reserved | Sort of real property: RD | Total area: 1472 m²

Sale houses Family, 100 m² - Omice

Nádražní, Omice

6 900 000 CZK

Reserved | Sort of real property: RD | Total area: 100 m²

For sale luxury family house 6+kk and 3+kk, 2x double garage, Wolkerova street in the heart of Mikulov overlooking the historical

Wolkerova, Mikulov

33 890 000 CZK

Reserved | Sort of real property: RD | Total area: 355 m²

House for sale 5+1, winter garden, outdoor covered swimming pool, sauna, parking for up to 3 cars, ornamental pond, wine cellar, Nebovídská, Střelice

Price - info in RE

Reserved | Sort of real property: RD | Total area: 294 m²

Sale houses Cottage, 250 m² - Svinošice

Svinošice

3 249 000 CZK

Reserved | Sort of real property: RD | Total area: 100 m²

**Sale houses Family, 140 m² - Rebešovice**

Horky, Rebešovice

15 500 000 CZK**Reserved** | Sort of real property: **RD** | Total area: **140 m²**