



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 m<sup>2</sup>

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<sup>2</sup>) with built-in wardrobes.

From the hall, there is direct access to the garage (22 m<sup>2</sup>), 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<sup>2</sup>).

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<sup>2</sup>).

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<sup>2</sup>).

The upper floor offers three separate rooms (23 m<sup>2</sup>, 18 m<sup>2</sup>, and 14 m<sup>2</sup>).

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

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

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 Svatka 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 m<sup>2</sup> - Otročin - Měchov

Otročin - Měchov

**3 990 000 CZK**

**Reserved** | Sort of real property: **RD** | Total area: **1472 m<sup>2</sup>**



### Sale houses Family, 100 m<sup>2</sup> - Omice

Nádražní, Omice

**6 900 000 CZK**

**Reserved** | Sort of real property: **RD** | Total area: **100 m<sup>2</sup>**



### 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 m<sup>2</sup>**



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

**Price - info in RE**

**Reserved** | Sort of real property: **RD** | Total area: **294 m<sup>2</sup>**



### Sale houses Cottage, 250 m<sup>2</sup> - Svinošice

Svinošice

**3 249 000 CZK**

**Reserved** | Sort of real property: **RD** | Total area: **100 m<sup>2</sup>**



## Sale houses Family, 140 m<sup>2</sup> - Rebešovice

Horký, Rebešovice

**15 500 000 CZK**

**Reserved** | Sort of real property: **RD** | Total area: **140 m<sup>2</sup>**