



Broker

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Sale of a modern apartment 2+kk with a gallery, terrace, garage, parking space, Višňová street, M... (06370\_EN)

**11 880 000 CZK****Available 01.08. 2026**

**Total area:** 95 m<sup>2</sup>  
**Sort of real property:** Flat 2+kk  
**Furniture:** Not or partially  
**Structure:** Cihlová  
**Floor:** 3. floor  
**Lift:** Yes  
**PENB:** B



## Facilities



kuchyňská linka

Terasa



sprchový kout



Výtah

### Sale of a modern apartment 2+kk with a gallery, terrace, garage, parking space, Višňová street, Moravany u Brna, 124 m<sup>2</sup>

As an exclusive representative, we offer you a unique opportunity to purchase a spacious and airy duplex apartment 2+kk with a gallery with a usable area of 94.5 m<sup>2</sup> in the sought-after and quiet location of Jablonovy sad in Moravany u Brna, on Višňová street. This apartment is the perfect choice for anyone looking for comfortable and modern housing with excellent access to Brno, but at the same time longing for a quiet environment with plenty of greenery.

#### Layout of the apartment and its advantages

The well-thought-out layout offers maximum use of space and meets high demands for living comfort. The apartment is divided into two floors, which gives it a unique atmosphere and enough space for your personal life and work and ensures privacy and a beautiful view of the surroundings. The total area of the apartment is 123.91 m<sup>2</sup>.

Immediately upon entering, you will be greeted by a hallway with a staircase that will take you to the central part of the apartment - a generous living room with a modern kitchen of 43 m<sup>2</sup>. The hallway also provides access to another room (16 m<sup>2</sup>) and a spacious bathroom (8 m<sup>2</sup>). The kitchen is fully equipped with quality appliances, offers ample storage space and plenty of work space for cooking. The dining area flows seamlessly into the spacious living room, which is an ideal place for spending time with family or friends.

From the living room there is direct access to a large south-facing terrace (20 m<sup>2</sup>), where you can create a relaxation area, enjoy your morning coffee or evening sitting with a beautiful view. The space under the staircase is cleverly used as a work area.

The apartment also includes a gallery on the upper floor (23 m<sup>2</sup>), which serves as a cozy bedroom with a dressing room - you will especially appreciate the ample storage space.

#### Other benefits of this apartment:

- Own spacious garage (15 m<sup>2</sup>) right in the house
- Additional outdoor parking space (11 m<sup>2</sup>) in front of the house
- Cellar space (2.4 m<sup>2</sup>)
- Possibility of changing the layout to 3+kk
- Low monthly costs: approx. 4,650 CZK/month - including energy deposits, contributions to the SVJ, repair fund and garage
- Energy efficiency: B - very economical (67 kWh/m<sup>2</sup>/year)

#### Location and civic amenities

Moravany u Brna is a sought-after location thanks to its quiet environment, lots of greenery and yet in close proximity to the city of Brno. You will find complete civic amenities here - school, kindergarten, shop, restaurant and sports facilities. A children's playground is right next to the house and there are many places for walking and sports in the area. Excellent connections to public transport and quick access to the center of Brno by car are a matter of course.

#### Who is the apartment ideal for?

This apartment is a great choice for a young couple or family looking for modern, timeless and comfortable living with plenty of space. Thanks to the layout and location, the apartment is also suitable as an investment opportunity - a quality new building in a desirable location promises stable appreciation.

The seller reserves the right to choose the buyer based on his chosen criteria.

For more information, contact the listed broker.

## Similar property



### Sale flats 2+KT 51 m<sup>2</sup>, Blansko

Zborovec, Blansko

**5 844 825 CZK**

Reserved | Sort of real property: **Flat 2+kk** | Total area: **51 m<sup>2</sup>**



### Sale flats 2+KT 56 m<sup>2</sup>, Blansko

Zborovec, Blansko

**5 863 725 CZK**

Reserved | Sort of real property: **Flat 2+kk** | Total area: **56 m<sup>2</sup>**



### Sale flats 2+KT, 58 m<sup>2</sup> - Brno - Černovice

Charbulova, Brno - Černovice

**7 750 000 CZK**

Reserved | Sort of real property: **Flat 2+kk** | Total area: **58 m<sup>2</sup>**



### Apartment for rent 2 + kk, ul. Třída Generála Píky, Brno-Černá Pole, furnished, cellar

třída Generála Píky, Brno - Černá Pole

**6 200 000 CZK**

(+ CZK 4,000 deposit for services and energy + deposit + agency commission)

Reserved | Sort of real property: **Flat 2+kk** | Total area: **47 m<sup>2</sup>**



### Sale flats 2+KT 67 m<sup>2</sup>, Brno-Tuřany

Brno

**6 290 000 CZK**

Reserved | Sort of real property: **Flat 2+kk** | Total area: **42 m<sup>2</sup>**

**Sale of a 2-bedroom apartment with a balcony in the new project  
Rezidence Haná by the Haná River, cellar**

Vyškov - Vyškov -Předměstí

**5 690 000 CZK****Reserved** | Sort of real property: **Flat 2+kk** | Total area: **53 m<sup>2</sup>**