



Apartment Two-bedroom (3+kk)

77.34 m²

€ 317 685 | CZK 7 850 000





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Total area	77 m²
Parking	1 outdoor parking space
Cellar	Yes
Reference number	103603

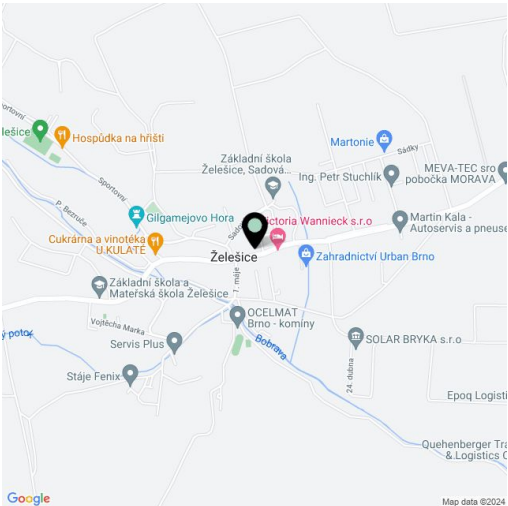
This new attic apartment with a high-quality interior and a parking space is located on the 2nd floor of a residential project that was completed in 2023 in the wine-growing village of Želešice on the outskirts of Brno, near the Bobrava nature park.

The layout consists of a spacious living room with a kitchen and dining area, 2 bedrooms, a bathroom, a separate toilet, a closet, and a foyer.

Locally crafted **hardwood floors** (rustic natural oak), **Italian Alfalux Pietre Pure ceramic tiles**, **Porta** interior doors with black Cobra Gaiga handles, a chip-accessed fire safety entrance door, **recuperation unit**, and a custom-made kitchen equipped with built-in Whirlpool (refrigerator, hob, electric and microwave oven, hood) and Electrolux (dishwasher) appliances are its main high-quality facilities. Central heating. Residents of the building can use **the pram room, bike room, and common cellar space**. The apartment comes with **1 outdoor parking space** in the enclosed courtyard.

The village, located in a **wine-growing region**, has a kindergarten and elementary school, grocery stores, a cafe, and a riding club. Complete civic amenities are available in Brno, with which the village has fast bus connections. Another major advantage is its easy connection to the D52 highway in the direction of Vienna. The location is characterized by a **beautiful landscape**—Želešice is immediately adjacent to the Bobrava Nature Park, and Pálava is not far away.

Floor area 77.34 m², attic 30.15 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.

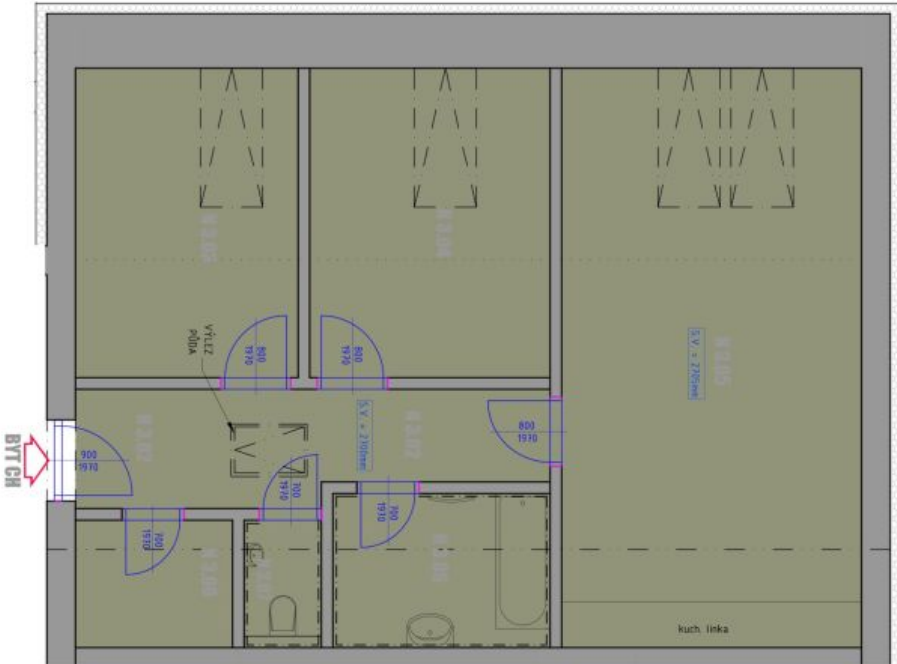


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BD ŽELEŠICE BYT CH



LEGENDA MÍSTNOSTI

PROSTOR / OPIS MÍSTNOSTI	C.Č.	VELIKOST MÍSTNOSTI	PLOCHA m ²	PROJEKT	PROJEKTANT
N.3.102 PŘEDSÍŇ		8,68	8,68	KESTAVSKÁ OLÁŽBA	
N.3.103 POKOID		12,38	12,38	OLÉVNÁ PLOV PODLAHA	
N.3.104 LOŽNICE		12,94	12,94	OLÉVNÁ PLOV PODLAHA	
N.3.105 OBÝVACÍ PROSTOR + KUCHYŇ S JEDLNOU		29,45	29,45	OLÉVNÁ PLOV PODLAHA	
N.3.106 KUPELNA		5,44	5,44	KESTAVSKÁ OLÁŽBA	
N.3.107 WC		1,44	1,44	KESTAVSKÁ OLÁŽBA	
N.3.108 LOŽNÝ PROSTOR		2,91	2,91	KESTAVSKÁ OLÁŽBA	
N.3.109 LOŽNÁ PLOCHA ČERVEN		13,22	13,22		

POZNÁMKY OBECNÉ

- ROZMĚRY MÍSTNOSTI VYKRESLENY S REZERVOU, JAKO ODPOVĚD PŘÍP. VYUŽITÍ
 - KOLÉČKOVÉ POKRYVY PROSTORU
 - ZÁKLADNÍ VÝKRESY MÍSTNOSTI NA SOUČASNÝCH CHARAKTER
 - DOPRAVA NEJEN URČENÁ PRO NÁVRHY DALŠÍCH KONSTRUKČNÍCH A TECHNICKÝCH ŘEŠENÍ
- STANDARDY BYTU**
- DVOJE ZÁKLADY POKRY, OSADENÉ KOVÁNÍ (KUKY) - COBRA DAKA-S TERNÁ
 - OTOPIŠNÁ TĚLESA - KOSMOS RADIUM LINE, OTOPIŠNÉ TĚLESA - THERMAL TREND DAREN
 - PŘESNÉ OSADENÍ SANITAŘNÍHO ZABÍJENÍ SPECIFIKOVANO NA VÝŽADÁNÍ OSADZENIA SANITA
 - ZÁKLADY JAKO, NERVO, ALCOBORN, BATERIE JAKO, LOBITO, BATERIE DŘEZOVIA BLANCO LUNOS-S
 - ZÁKLADY A VÝKRESY ABB THE STARDUSTRIALNA
 - VYBAVENÍ KUCHYŇSKÉ LNKY
 - LIDEC KUPY - WHIRPOOL, AAT79101
 - TROUBA - WHIRPOOL, ACZ3448101
 - VARNÁ DESKA - WHIRPOOL, W1570101
 - MROVONÁ, TROUBA - WHIRPOOL, APM73101
 - DŘEZOVIA - WHIRPOOL, W134101
 - VÝVKA - ELECTROLUX EES40101