



Apartment Two-bedroom (3+kk)

64.13 m²

€ 267 098 | CZK 6 600 000





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Total area	64 m²
Parking	1 outdoor parking space
Cellar	-
Reference number	103606

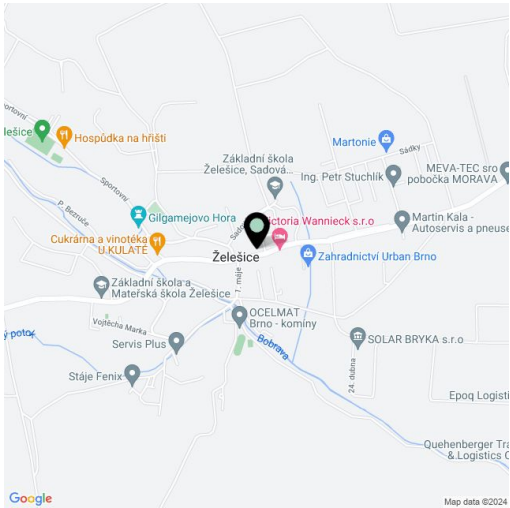
This new apartment with a high-quality interior, a parking space, and a private terrace is located on the 1st floor of a residential project that was completed in 2023 in the wine-growing village of Želešice on the outskirts of Brno, near the Bobrava nature park.

The layout consists of a living room with a kitchen and dining area, 2 bedrooms, a bathroom, and a foyer. The apartment has a **terrace** (backyard) accessible by stairs from the living room.

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, 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.

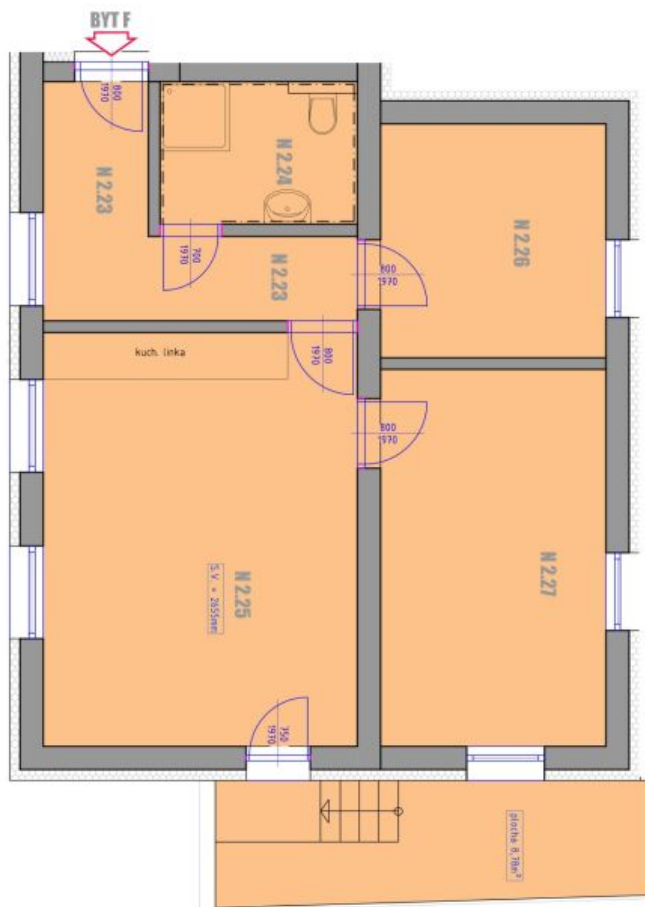
Floor area 64.13 m², yard 8.78 m².



* 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.

64.13 m²

BD ŽELEŠICE BYT F



PRŮVĚRA / OPRAVA / VÝMĚNA	Č. k.	ODĚL / MÍSTNOST	PRŮVĚRA [h]	PRŮVĚRA	PRŮVĚRA
B7 F 3-44 [04-11m]	N.23	Předsín	1,85	KIRKOVSKÁ D.23A	
	N.24	KOPELNA	5,19	KIRKOVSKÁ D.23B	
	N.25	OBÝVACÍ POKOJ + KUCHYŇA Z JÍDELNOU	23,98	DŘEVĚNÁ PLOV PLOUZA	
	N.26	POKOJ	8,55	DŘEVĚNÁ PLOV PLOUZA	
	N.27	LÓŽNICE	16,37	DŘEVĚNÁ PLOV PLOUZA	
CELKOVÁ PRÁCE CELKEM			59,88		

- ROZMĚRY HISTORICKÉ NUTNĚ TOLEROVAT, JAKO DOPLETKU VĚŠENÍ VLIVEM RŮZNÝCH PŘIRODŮVÝCH ÚPRAV.
- ZAKRESLENÉ VYBAVENÍ INTERIÉRU MÁ SCHEMATICKÝ CHARAKTER.
- DOKUMENTACE NEJEN URČENÁ PRO NÁVRHY DALŠÍCH KONSTRUKČNÍCH A TECHNIKÝCH ŘEŠENÍ

- DIVERZÉ ZNAKY PORTA, OSLAZENÉ KOVANI MILKITY - ČOBRA GATA-S-1 ETERNÁ.
- OTPOVA TEŠETA - KORODO RACH LICE OTPOVÉ ŽEBŮVY - THERMAL TREND DAREN
- PŘEČNÉ OSLAZENÉ SALTADINHO ZARŽENÉ SPECIFIKOVANO NA VÝŽIVNÉ OSLAZENÉ SALTITA
- ZNAKY JKA, MERO, ALACODIN, BATERIE JKA LUDRO, BATERIE DŘEZOVÁ OSLAZENÁ LUNIS-S
- ZÁSUUVY A VÝPRAVY ABB THE STANOSTRIBRANÁ

- VYBAVENÍ KUCHYNSKÉ LUKY:
 - LEONICE KODRBI WHRPOOL AR198101
 - TROUBA - SIEMENS HM633GNS1
 - VARNÁ DÍSKA - WHRPOOL WL157261N
 - DIGESTOŘ - WHRPOOL WCT364FLBX
 - MYČKA - ELECTROLUX EES48200L