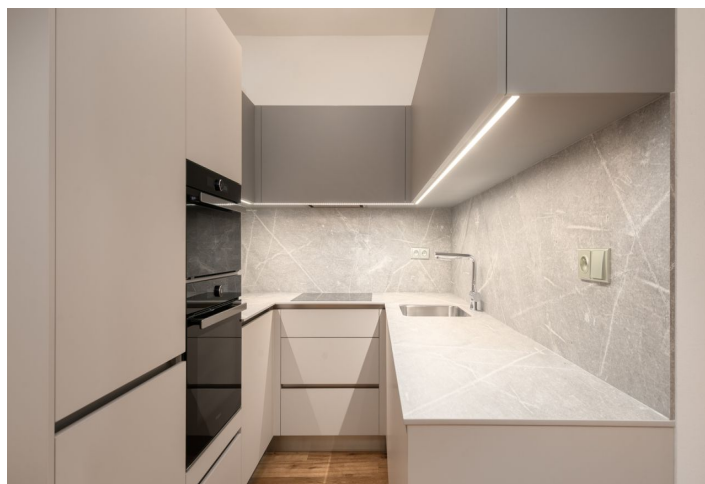




## Apartment Two-bedroom (3+kk)

62.5 m<sup>2</sup>

€ 234 723 | CZK 5 800 000





# Apartment Two-bedroom (3+kk)

€ 234 723 | CZK 5 800 000

62.5 m²

Total area	63 m²
Parking	1 outdoor parking space
Cellar	Yes
Reference number	103608

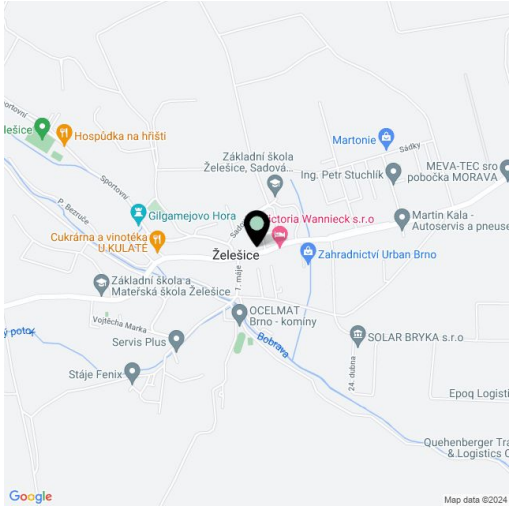
This new semi-residential unit with a direct entrance from the outside, a high-quality interior, and a parking space is located on the ground floor of a building in the courtyard section of a residential project that was completed in 2023 in the wine-growing village of Želešice on the outskirts of Brno, near the Bobrava nature park. Potential use for accommodation or an office.

The layout consists of a living room with a kitchen, 2 separate rooms (approx. 11 m² and 6.5 m²), a bathroom (shower, toilet), a hall, 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, 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 unit comes with **1 outdoor parking space** in the enclosed courtyard.

The village, located in a **wine-growing region**, has grocery stores and a **cafe**. Complete civic amenities are available in Brno, with which the village has fast bus connections. A major advantage is also 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 62.5 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.

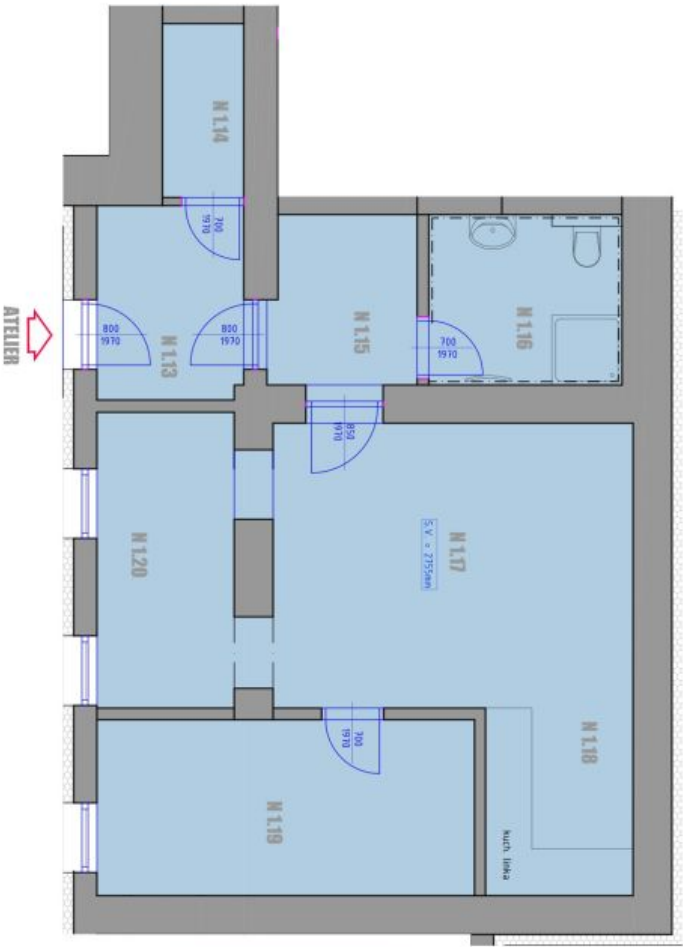


Apartment Two-bedroom (3+kk)

€ 234 723 | CZK 5 800 000

62.5 m<sup>2</sup>

BD ŽELEŠICE ATELIER



LEGENDA MÍSTNOSTI

PROSTRA / OPRÁVNĚNÍ	Č. M.	DEK. MÍSTNOSTI	PLACHET / M <sup>2</sup>	POVLAST	POVLAST
N.113	ZÁVĚRÍ	4.13	KERAMICKÁ DLAŽBA		
N.114	ÚČIŠŤOVÝ PROSTOR	2.44	KERAMICKÁ DLAŽBA		
N.115	HALA	4.31	KERAMICKÁ DLAŽBA		
N.116	KOUPELNA	4.32	KERAMICKÁ DLAŽBA		
N.117	ATELIER	16.926	DŘEVĚNÁ PLOV. PODLAHA		
N.118	KUCHYNĚ	4.81	DŘEVĚNÁ PLOV. PODLAHA		
N.119	KANCELÁŘ	11.05	DŘEVĚNÁ PLOV. PODLAHA		
N.120	KANCELÁŘ	6.38	DŘEVĚNÁ PLOV. PODLAHA		
N.121	ÚČIŠŤOVÝ PROSTOR CELKEM	55.428			

POZNÁMKY OBECNĚ

- ROZMĚRY MÍSTNOSTI NUTNO TOLEROVAT S REZERVOU, JAKO DODATEK MĚŘENÍ VÝVĚH
- ROZMĚRY PRŮŘEZOVÝCH ÚSEKŮ
- ZÁKRESLENÉ VYBAVENÍ INTERIÉRU NA SOUČASNÝCH CHABANTO
- DODATEK NEJÍ NEJÍ ÚČETNÍ PRO NÁKUPY DALŠÍHO KONSTRUKČNÍ A TECHNICKÝ ŘEŠENÍ

STANDARDY BYTU

- DVEŘE ZNAČKY POETI, OSAZENÉ KOVÁNÍ INKRYT - COBRA GAGA-S (ČERNÁ)
- OTEPIKÁ TĚLES - KOBAD RACK LINE, OTEPIKÁ ŽEBŘÍKY - THERMAL TRINO DABEN
- PŘESNÉ OSAZENÍ SANITÁRNÍHO ZABÍZENÍ SPECIFIKOVÁNO NA VÝŽÁDNÍ OSAZENÍ SANITÁ
- ZNAČKY JAKA, MERO, ALCOADEIN, BATERIE JAKA, LUBITO, BATERIE DŘEVĚNÁ BLANKO LUMIS-S
- ZÁSOVKY A VÝPÍNAČE ABBE THE STADOSTRIBNA
- VYBAVENÍ KUCHYNĚSKÉ LNKY:
- LEDNICE KOPRO - WHIRPOOL, ANT78901
- TROUBA - WHIRPOOL, AC274-8181
- VARNÁ DESKA - WHIRPOOL, WISTONE
- PRÁČKA - WHIRPOOL, AM739/AB
- DVEŘE - WHIRPOOL, WISTONE
- MYČKA - ELECTROLUX EES44820L

62.5 m<sup>2</sup>

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