



Apartment Two-bedroom (3+kk)

€ 372 319 | CZK 9 200 000

97.59 m²





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Total area	98 m²
Parking	1 outdoor parking space
Cellar	-
Reference number	103610

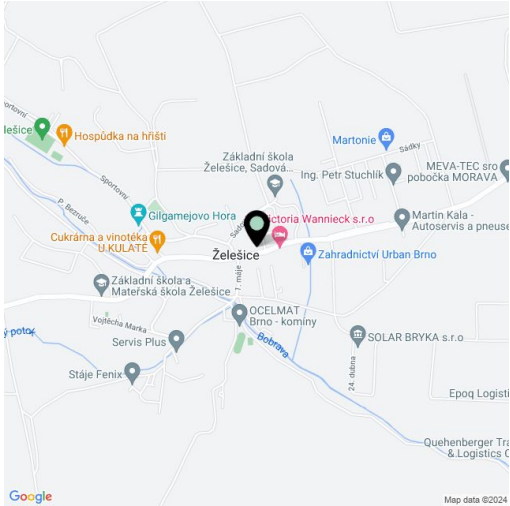
This bright attic apartment finished to a high-quality standard with a parking space is located on the 2nd floor of a residential project that was completed in 2023 in the wine-growing village of Želešice on the outskirts of Brno, near the Bobrava nature park.

The layout consists of a spacious living room with a kitchen and dining room, 2 bedrooms, a bathroom (with a bathtub), a separate toilet, a pantry, a foyer, and a vestibule.

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 kindergarden 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.

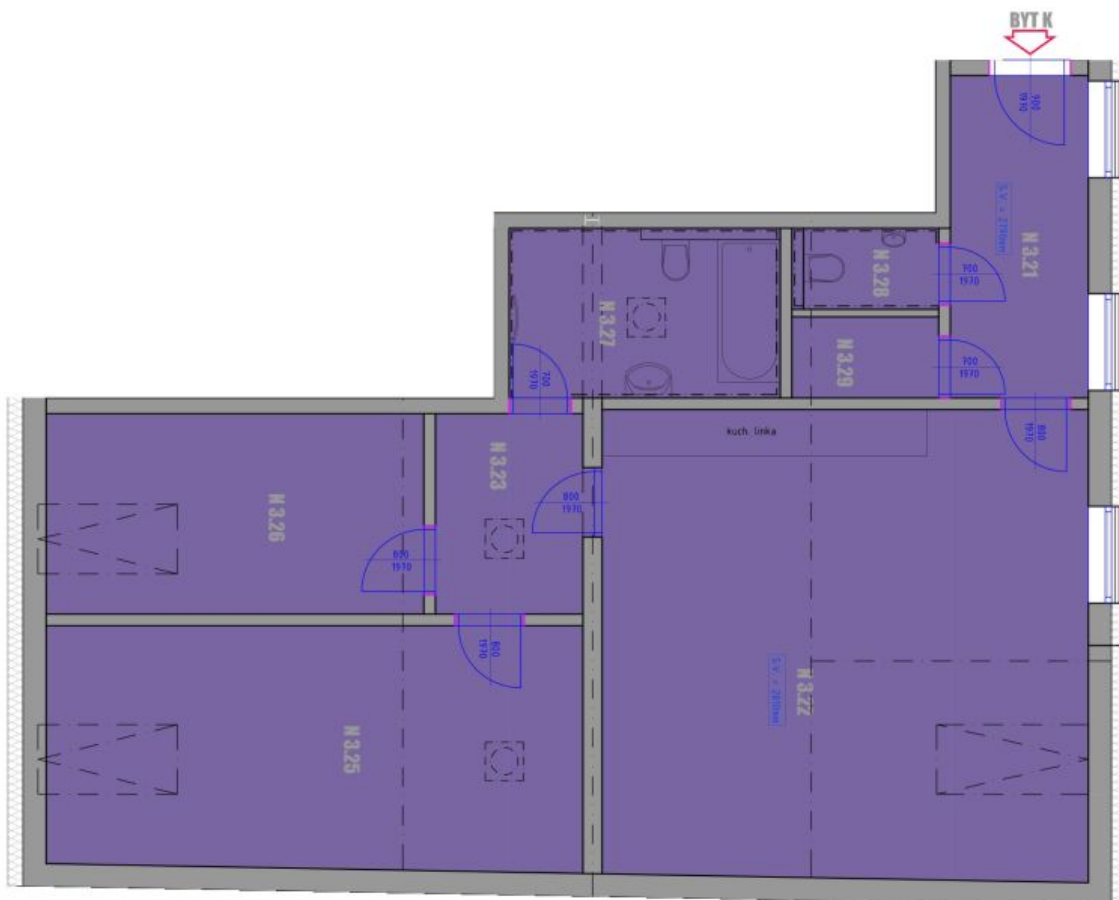
Floor area 97.59 m².



* 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.

97.59 m²

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BD ŽELEŠICE BYT K

LEGENDA MÍSTNOSTI

POSREDOVATEL / POSREDOVATELSKÁ FIRMČKA	Č. M.	OSLOUŽENOSTI	POSREDOVATEL / POSREDOVATELSKÁ FIRMČKA	PROBLÉMA	POSREDOVATEL / POSREDOVATELSKÁ FIRMČKA
871 K 3144 0702007	N.321	ZÁVĚRŮ	1,30	KEŠOVACŮ OLAŽBA	ZRUŠENO
	N.322	OBRAVACÍ POKROJ S KROVÍMI A TĚLNOU	36,24	OBRAVACÍ PLOV PROBLÉMA	
	N.323	PRŮSOBN	4,75	OBRAVACÍ PLOV PROBLÉMA	
	N.324		-		
	N.325	LOŽNICE	20,96	OBRAVACÍ PLOV PROBLÉMA	
	N.326	POKROJ	12,08	OBRAVACÍ PLOV PROBLÉMA	
	N.327	KOPÍLOVA	1,83	KEŠOVACŮ OLAŽBA	
	N.328	WC	1,95	KEŠOVACŮ OLAŽBA	
	N.329	OLÁŽBA KOPÍLOVA	1,91	KEŠOVACŮ OLAŽBA	
	CELKOVÁ HODNOTA CELKOVÝ		82,70	-	

POZNÁMKY OBECNÉ

- ROZMĚRY MIKROSTNOSTÍ NUTNO TOLEROVAT S REZERVOU, JAKO ODPOVĚDNÉ MĚŘENÍ VÝVĚR RŮZNÝCH POKRYTOVÝCH ÚPRAV.
- ZAPŘESNĚNÉ VYBAVENÍ INTERIÉRU MÁ ŠPECIÁLNÍČKÝ CHARAKTER.
- DOKUMENTACE NEJNÍ UVEDENÁ PRO NÁVRHY DALŠÍCH KONSTRUKČNÍCH A TECHNICKÝCH ŘEŠENÍ

STANDARDY BYTU

- DIVERSE TELA, POŠTJE, OŠAŽE, KOVAJI, ILKOVI, - COBIA GATA-S, EREMIA
 OTORNA TELA, - KOBANO BAKO, LUKI, OTORNI, ZERBARI, - THERMAL, TRENIO DAREN
 PŘEČE OŠAŽE SUTINHOVNI ZARUČENI SPECIFIKOVANO NA VÝŽIVNÍ OŠAŽENIA SÁNTA
 ZÁKLADY KVA, PŘEČE, ALCOHOLNÍ BARI, KVA, CUBRIO, BATERIE DROŽOVA BLANKI LIMA-S-
 ZÁŠIVKY A VAPENKALÉ LANY
 VYBAVENÍ KAPALNÉ LANY
 - TLEKNE KOTBI, - WHIRPOOL, AIRBATHO
 - TROBIA, - WHIRPOOL, ACQUA80MB
 - VARIÁ, DEKVA, - WHIRPOOL, WISTLESTONE
 - MEROVIVANA TROBIA, - WHIRPOOL, AMY300MB
 - DECSTO, - WHIRPOOL, MCT340FLEX
 - METICA, - ELITROPOOL, EES340FLEX