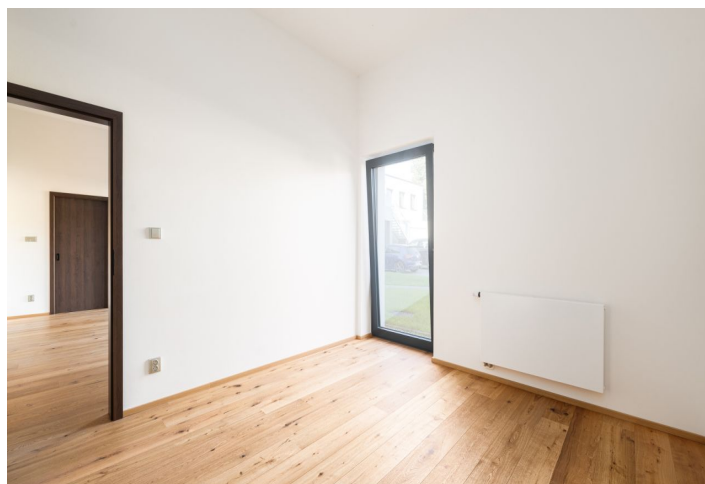




Apartment One-bedroom (2+kk)

68.28 m²

€ 271 145 | CZK 6 700 000



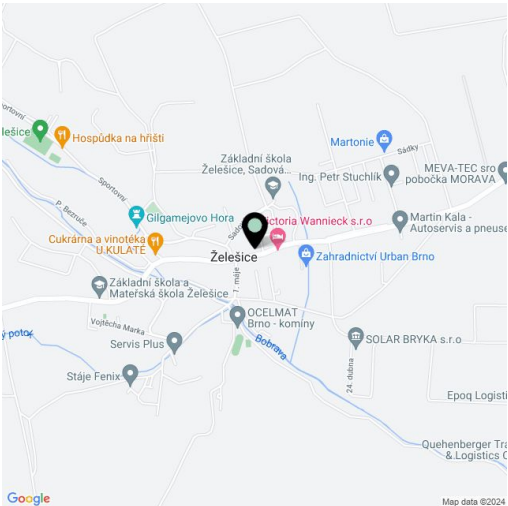


Apartment One-bedroom (2+kk)

€ 271 145 | CZK 6 700 000

68.28 m²

Total area	68 m²
Parking	1 outdoor parking space
Cellar	Yes
Reference number	103611



* 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.

This new, bright apartment finished to a high-quality standard with parking is part 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 area of the 2nd floor apartment consists of a living room with a kitchen, 1 bedroom with a **walk-in wardrobe**, a bathroom (shower, toilet, sink), a closet, and a foyer.

Floors are **hardwood** (rustic natural oak) by a **Czech manufacturer** and **large-format windows** with aluminum frames and insulating triple glazing ensure plenty of daylight. The high-quality facilities also include **Italian Alfalux Pietre Pure ceramic tiles**, **Porta** interior doors with **black Cobra Gaiga handles**, entrance fire door with a **chip**, custom-made kitchen equipped with built-in Whirlpool (refrigerator, hob, electric and microwave oven, hood) and Electrolux (dishwasher) appliances. Gas 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.

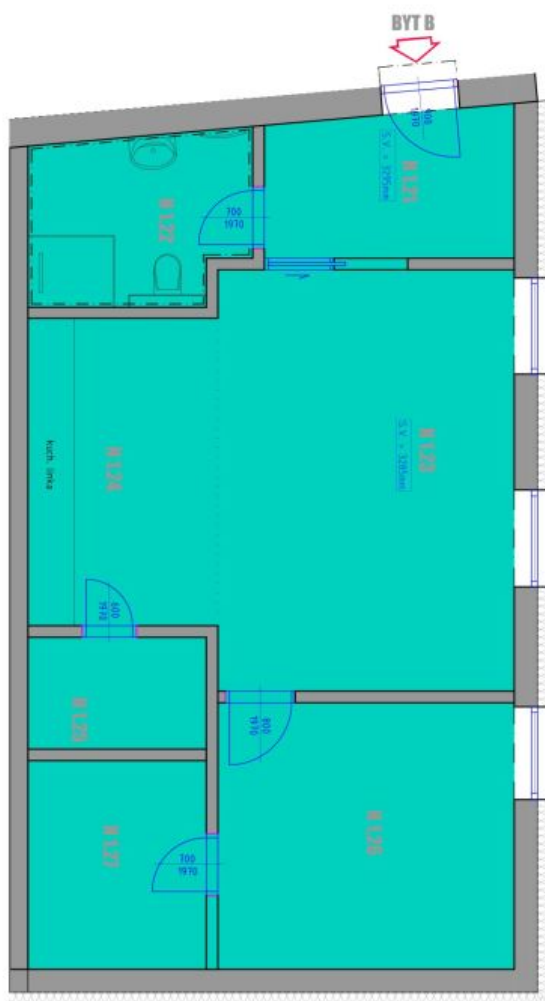
The village, located in the **wine-growing region**, has a kindergarten and elementary school, grocery stores, a cafe, and a **riding club**. Complete civic amenities are available in Brno, with which the village has fast bus connections. A major advantage is also its easy connection to the D52 highway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

Floor area 68.3 m².

68.28 m²

€ 271 145 | CZK 6 700 000

BD ŽELEŠICE | BYT B



PROJEKT / OPREDELJENI PROJEKTI	S.M.	POS. SOSTAVNI	PROJEKTOV IMENOVANJE	POSREDAV POSREDAV
N127	PLANIRI	6.02	POSREDAV OJATA	
N122	KODIFIKACIJA	5.99	POSREDAV OJATA	
N123	OPREDELJENI PROJEKTI	20.20	OPREDELJENI PROJEKTI	
877 B 2.64 00.12007	N124	KODIFIKACIJA	9.70	OPREDELJENI PROJEKTI
	N125	POSREDAV	3.61	POSREDAV OJATA
N126	KODIFIKACIJA	12.91	OPREDELJENI PROJEKTI	
N127	PLANIRI	6.02	OPREDELJENI PROJEKTI	
POSREDAV OJATA		45.01		

- ROZMĚRY MÍSTNOSTI NUTNO TOLEROVAT S REZERVOU, JAKO ODCHYLKU MĚŘENÍ VLIVEM RŮZNÝCH PŮVYCHOVÝCH ÚPRAV.

- ZAKRPLENÉ VYBAVENÍ INTERIÉRU MÁ SODEMATICKÝ CHARAKTER
- DOKUMENTACE NÍŽNÍ ÚŘEČNA PRO NÁVBVY DALŠÍCH KONSTRUKČNÍCH A TECHNICKÝCH ŘEŠENÍ

- DVEŘE ZNAKY PORTA, OSAZENÉ KOVANÝMI TALKYTI - CORONA GARDA-S TERMA.
- OTVORNA TĚLESA - KODADO RAKOR LAM, OTVORNÉ ŽALUZIE - THEOPHIL, TREND DAREN
- PŘÍČNÉ OSAZENÍ SANITÁRIJNÍCH ZAŘÍZENÍ SPECIFICKOVÁNO NA VÝŽADOVANÍ, OSAZENIA SANITA
- ZNAKY JAKA, MERO, ALICANDINO BATERIE JAKA CUBITO, BATERIE DŘEVOVÁ BLANCO LINUS-S
- ZÁSUVKY A VYPÍNAČE ABS TIME STABOUSTIRNÁ

- VYBAVENÍ KUCHYNSKÉ LINKY:
 - LEONCE KODBI - WHIRPOOL ART38101
 - TROUBA - WHIRPOOL AKZ948108
 - VARNÁ DESKA - WHIRPOOL WL5776NE
 - MRAKOVANÁ TROUBA - WHIRPOOL ATW139/NB
 - DŮSTĚJKA - WHIRPOOL MCT34FLBX
 - MYČKA - ELECTROLUX E55A220L