



House Two-bedroom (3+kk)

131 m², Břeclav, Brod nad Dyjí

Sold





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Usable area	131 m²
Plot	151 m²
Foot print	94 m²
Garden	57 m²
Floor area	75 m²
Terrace	56 m²
Parking	1 outdoor parking space
Cellar	-
PENB	B
Reference number	22252

Low-energy family house with rooftop terrace boasting great views of the picturesque countryside of the Mikulov micro-region. This emerging project, which is situated on the eastern edge of Brod nad Dyjí, is characterized by a high comfort of service, pleasant atmosphere, privacy, and an abundance of sunny local weather. These benefits, combined with other specifics of the location such as great wine, countless possibilities for biking, fishing and walking around the most beautiful natural sites of South Moravia, make the project an ideal choice for those who seek comfort, while maintaining an active style of life.

Layout offers living room with kitchen, 2 bedrooms, bathroom, separate toilet and an entry hall. All houses will have **paved parking spaces** and a **storage room** with entry from the yard; there will be also five individual wine cellars for sale. New residents will benefit from an **outdoor pool** with a sun deck, **infrared sauna**, sporting goods, and a large **representative wine cellar with personal boxes for wine storage**. Enclosed area secured by camera system will be accessible through the **reception**.

Thanks to its unique location, the project will be suitable not only for the permanent housing, but also for an investment with a return of 7-10 years. The analysis of the expected return available on request.

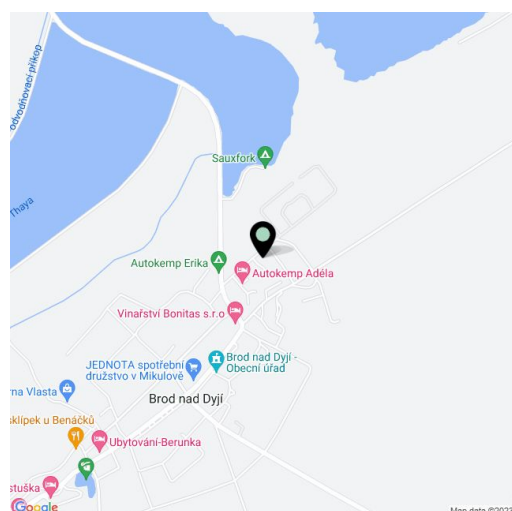
Standards will include large-format ceramic tiles, preparation for ARC, electric heating, heated floors and heating ladder in the bathroom, windows with triple glazing, veneer interior doors, entrance doors at the highest security level, preparation for kitchen and lighting fixtures, quality bathroom fixtures, Internet connection and TV optical cable, preparation for the installation of a hot tub on the rooftop terrace. **Higher standards**, such as wooden windows and doors, security system, underfloor heating, selection of floors, tiles and fixtures, are available at extra cost.

The project will be realized in the immediate vicinity of Mušovská jezera dams, in the beautiful area of green vineyards and fertile colorful fields. The area is adjacent to the Pálava nature reserve, creating one of most distinctive natural landmarks of southern Moravia together with the close Lednicko-Valtický areál grounds. Many established and newly emerging cafes, restaurants and guest houses, focusing on both traditional and modern cuisine and quality service, lift the standards of this dynamically growing region. In neighboring Pasohlávky you can already find a new large water park; in the upcoming years, there will also be a thermal spa of European importance. Brod nad Dyjí is just a 15-minute drive away from complete amenities in Mikulov and 35 minutes from Brno.

The purchase price is not subject to the property transfer tax.

Interior 75.44 m², terraces 55.75 m², footprint 94 m², garden 57 m², plot 151 m².

For more information, please visit the official website of the [Sun Houses by Mušov project](#).





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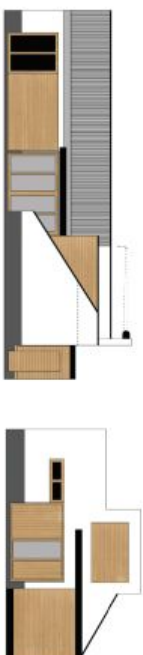
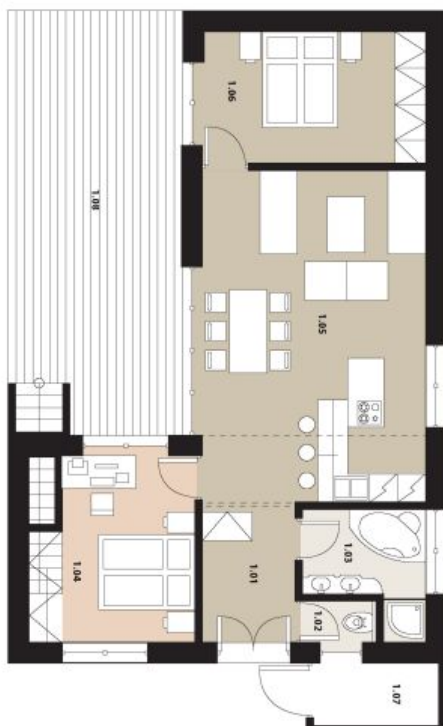
DŮM 3+kk

1.01	Zádveří	5,80 m²
1.02	WC	1,65 m²
1.03	Koupelna	6,26 m²
1.04	Ložnice	13,84 m²
1.05	Kuchyně + obývací pokoj	34,31 m²
1.06	Ložnice II	13,58 m²

Interiér

75,44 m²

1.07	Kůlna	3,46 m²
1.08	Terasa	31,50 m²
	Střešní terasa	24,25 m²



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VINNÝ SKLEP

