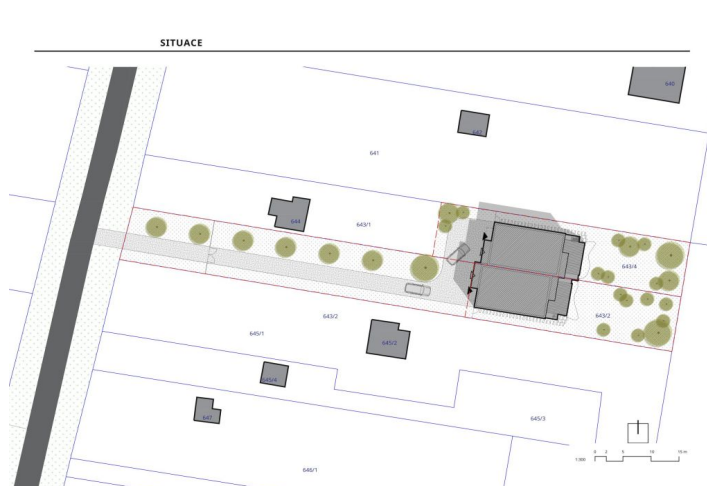




House Four-bedroom (5+kk)

€ 805 342 | CZK 19 900 000

202 m², Brno, Brno - jih, Moravanské lány





House Four-bedroom (5+kk)

€ 805 342 | CZK 19 900 000

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Usable area	202 m²
Plot	726 m²
Foot print	139 m²
Garden	587 m²
Floor area	168 m²
Balcony	11 m²
Terrace	23 m²
Parking	Garage + outdoor spot
Garage	Yes
Cellar	-
PENB	B
Reference number	41350

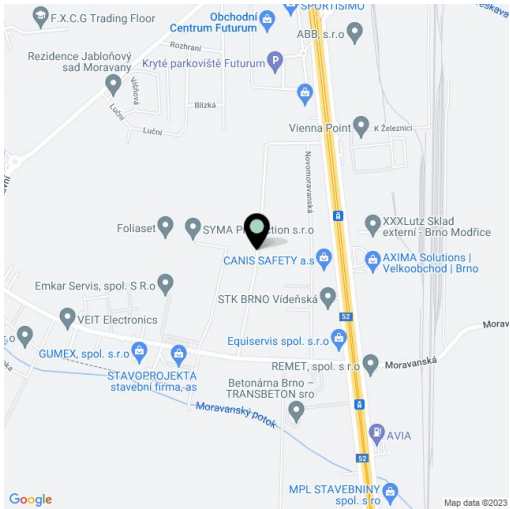
This new build energy-efficient family house (detached half of a semi-detached house) with above-standard equipment, a garage, and a large garden is currently being built in the developing and sought-after Brno district of Přízřenice, a place full of greenery and at the same time within easy reach of the center of the Moravian metropolis. The completion date is 1 year from the signing of the purchase contract.

The living room with a preparation for an open plan kitchen will be connected to the **southeast-facing terrace** with access to the **garden**. The ground floor will also have a bathroom, a toilet, a pantry, a utility room, and an entrance hall with direct access from the **spacious garage**. The first floor will consist of 3 bedrooms, a study, a **dressing room**, a bathroom, and a toilet. Two bedrooms will have their own **terrace**.

The basic design already includes **above-standard elements**: high-quality **wooden windows** in anthracite (triple-glazed) with electrically operated **exterior blinds**, floating wooden floors, branded rebateless frame and panel doors, **underfloor heating** throughout the entire house, **Villeroy & Boch** sanitary ware, **larch plank floors**, an extensive **green roof**, mineral plaster walls, a remote control garage door, a terrace with a preparation for a Jacuzzi, outdoor paving, and ceramic tiles. Heating will be electric with **photovoltaic panels**. Preparation for air-conditioning, a built-in Finnish sauna, and a grass lawn with an automatic irrigation system are optional and at an extra cost. In addition to the garage, it will be possible to park on a paved section of the plot, and a private driveway will ensure perfect privacy.

The house will be part of sought-after **Moravanské Lány**, where a new residential area is gradually emerging from an original gardening colony, which has retained its original intimate character. A tram stop is just a few minutes' walk from the future house, and driving to the city center takes less than 20 minutes. The fast connection to Vienna and the D1 highway also makes getting around by car quick and easy. You can comfortably ride along the **bike trail** to the **Bobrava Nature Park** and explore its deep forests. The **Pálava Recreation Area** is also not far away.

Interior 167.5 m², terraces 22.6 m², 5.5 m² and 5.6 m², built-up area 139 m², land 726 m².





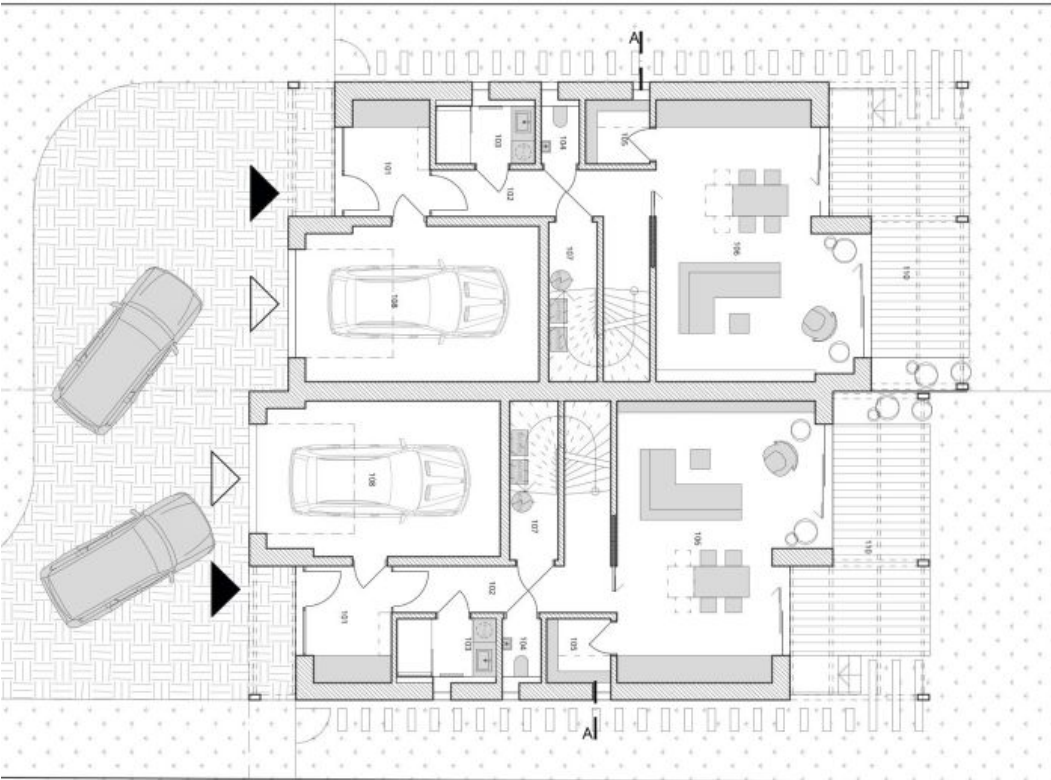
House Four-bedroom (5+kk)

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202 m², Brno, Brno - jih, Moravanské lány

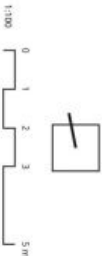
Schéma půdorysu domu představuje obecnou představu domu. Schéma není závazné a není zárukou přesnosti. Schéma je pouze orientační a není zárukou přesnosti. Schéma je pouze orientační a není zárukou přesnosti. Schéma je pouze orientační a není zárukou přesnosti.

PŮDORYS 1.NP



LEGENDA MÍSTNOSTÍ

ozn.	název místnosti	plocha m²	podlahová
101	závěstí	6,5	keramická dlažba
102	chodba	9,2	otřeno
103	koupelna	3,9	keramická dlažba
104	WC	1,6	keramická dlažba
105	obývací	2,8	otřeno
106	obývací prostor	34,2	otřeno
107	technická místnost	5,3	otřeno
108	garáž	24,5	betonová stěna
110	terasa	16,7	otřebná prkna
celkem dle 1:101		88,0	



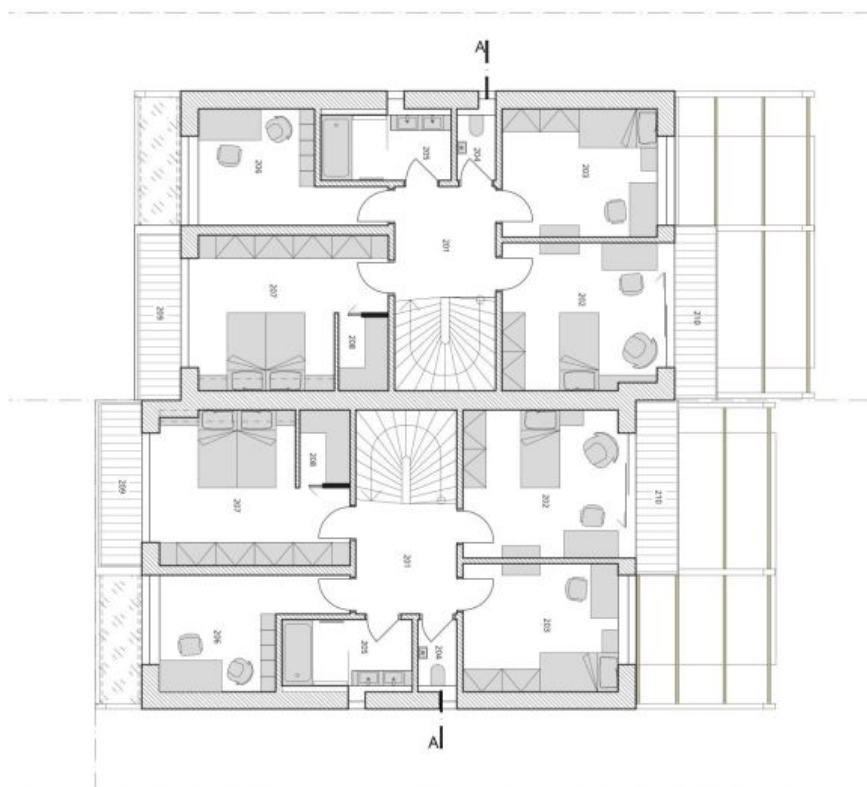


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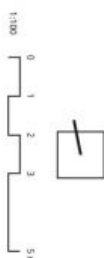
Schéma půdorysu domu představuje dispozici domu. Každá místnost je označena číselným kódem, který odpovídá číslu v legendě. Schéma je pouze orientační a není závazné. Pro podrobnější informace o dispozici domu a o dalších detailech se obraťte na makléře.



PŮDORYS 2.NP

LEGENDA MÍSTNOSTÍ		
ozn.	název místnosti	plocha m²
201	hala	14
202	ložnice	16
203	ložnice	13,8
204	wc	1,7
205	koupelna	5,7
206	prádelna	11,5
207	ložnice	17,4
208	šatna	2,5
209	terasa	4,3
210	terasa	4,7
celkem bez 110		82,7

užitná plocha celkem 171,2 m²





House Four-bedroom (5+kk)

202 m², Brno, Brno - jih, Moravanské lány

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POHLED NA VSTUP A ZE ZAHRADY

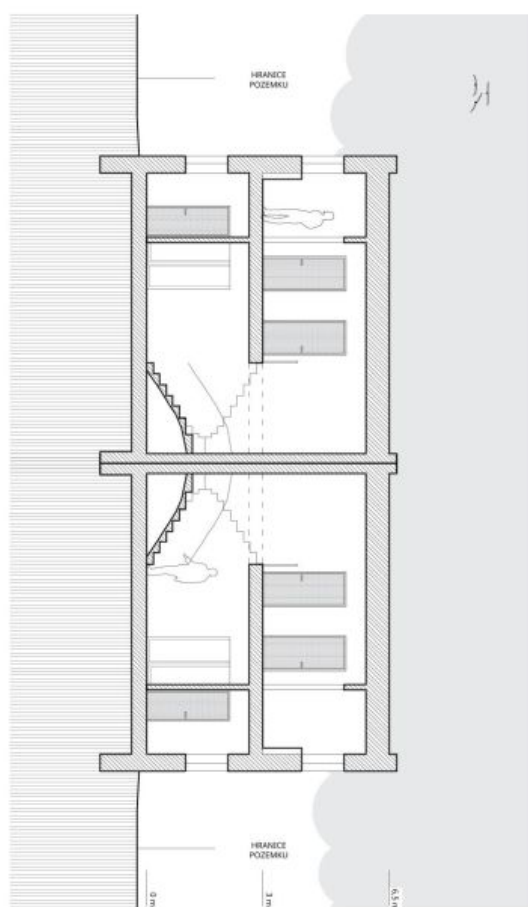
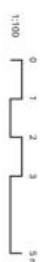


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PŘÍČNÝ ŘEZ