svoboda&williams

Land

693 m², Brno, Dolní Heršpice, Moravanské lány

€ 328 388 | CZK 8 300 000

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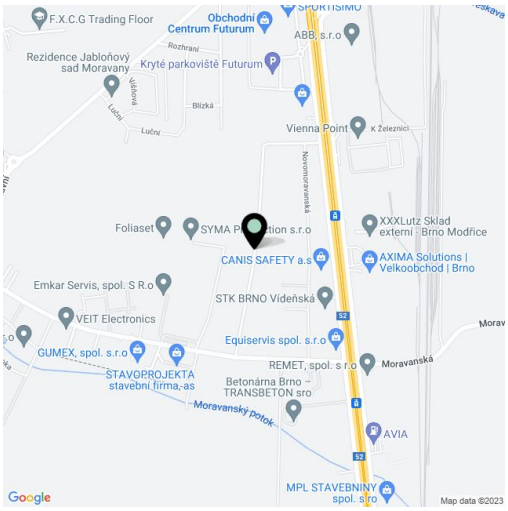
€ 328 388 | CZK 8 300 000

Price per sq. m.	11 977 CZK
Total area	693 m²
Land type	Housing
Reference number	100949



This plot with a valid building permit for the construction of an energy-efficient family house (1/2 of a semi-detached house) is located in an easily accessible sunny place in a former gardening colony, which is gradually being transformed into a modern residential area.

The southeast-facing, slightly sloping lot is **ready for construction**. Access to the property is via an asphalt road; utility networks are available. Access to the property is via an asphalt road to a private driveway leading to the house.

The project includes plans for a **two-story family house** with a **4-bedroom layout**. On the ground floor is a living room connected to the kitchen and a **sunny terrace**, as well as a bathroom, a toilet, a pantry, a utility room, and a vestibule with direct access from the spacious garage. The 1st floor can consist of 3 bedrooms, a study, **a dressing room**, a bathroom, and a toilet. Two bedrooms will have access to a **private terrace**. You can park in a **spacious garage** with a direct entrance to the house and on a paved area on the property. The house will have its own water supply and electricity, waste will be handled by a sewage treatment plant, and a sewerage system for the entire area is planned. The house is designed to have **low energy consumption** and **photovoltaic panels** on the roof. Buyers can hire a construction company recommended by the seller, which will build the entire **house on a turnkey basis** with **very attractive conditions.**

The land is part of a sought-after part of Moravanské lány, where a new residential district is gradually emerging from an original gardening colony, which has retained its original **quaint character.** There is a **tram stop** just a few minutes' walk from the future house, and the direct route to the city center takes less than 20 minutes. If driving by car, an advantage is the quick connection to Vídeňská Street and the D1 highway. You can easily reach the Bobrava nature park with deep forests along a **bike path**, and the **Pálava recreational area** is also a quick drive away.

Total area 693 m².

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