



Land

6 580 m<sup>2</sup>, Brno-venkov, Ochoz u Brna, Říčky

€ 1 545 589 | CZK 36 700 000







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Price per sq. m.	5 578 CZK
Total area	6 580 m <sup>2</sup>
Land type	Housing
Reference number	101196

**This 6,580 sq. m. plot of land with a building permit for the construction of 10 family houses is set in a very nice place right next to a forest, in a village less than a 20-minute drive from Brno.**

### Key investment criteria

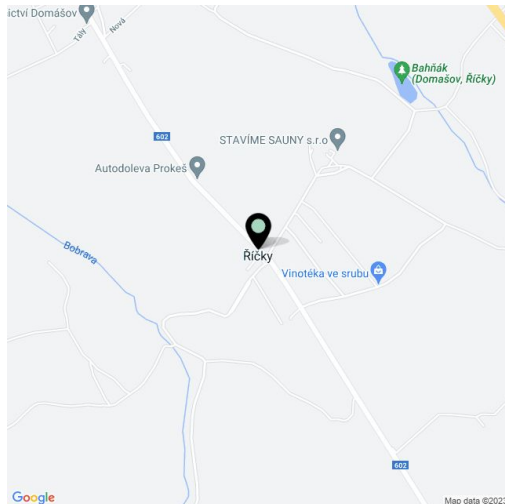
- total area of 6,580 sq. m. divided into 11 separate parcels
- building permit issued for networks and connections, lighting and sidewalks
- the plot of land is already connected to all utility networks
- individual plots will be networked 03-04/2023 (public sewerage and water supply, electricity)
- zoning decision for the location of houses already issued
- the building permit for the houses will be issued by 05/2023 (a valid permit will be secured by the current owner)
- all plots large enough for detached houses
- natural and at the same time excellently accessible location
- sale as a whole, including a project for the construction of family houses
- sale by transfer of real estate (asset deal); offer price subject to VAT

### Description of the property

- 10 plots ranging in size from 413 sq. m. to 772 sq. m.
- 4 plots are northeast-facing, and 6 are southwest-facing
- flat plot of land ready for construction
- right next to the asphalt access road
- planned heating system with heat pumps, possibility of connection to solar or photovoltaic panels
- possible purchase with built-in local roads, sidewalks, and lighting or without this infrastructure

### Location

The future residents of the houses will mainly be families with children, who will appreciate the immediate proximity to nature and easy reach of services. A kindergarten, a grocery store and a library operate directly in the village, and an elementary school is within a short driving distance. Brno is 20 minutes away by a direct bus or car along the D1 highway. The surroundings provide a wide range of sports activities and places for walks with a stroller or dog. Nearby is a pond with a sandy beach, and it is not far from the





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Moravian Karst or the wine-growing region in South Moravia.

