



House Seven-bedroom (8+1)

Ask for price

528 m², Brno-město, Brno-Královo Pole, Peškova





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Total area	528 m ²
Plot	3 096 m ²
Foot print	180 m ²
Garden	2 916 m ²
Floor area	347 m ²
Terrace	62 m ²
Parking	Yes
Garage	41 m ²
Cellar	78 m ²
PENB	G
Reference number	103256

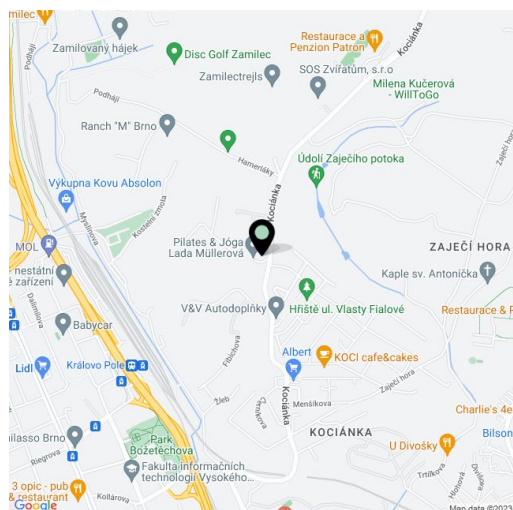
Complete privacy and incredible views of the beautiful countryside and Brno, which will delight you every day. This over 3,000 sq. m. large elevated plot in the prestigious residential area of Kociánka in Králové Pole has an elegant villa in the rough construction phase from which you will be able to watch the changes of the seasons and experience wonderful sunsets. Possibility of complete turnkey completion and separation of part of the plot for possible multi-generational use.

The ground floor consists of a large open plan living space with a dining area, adjoining kitchen, and accesses to the **garden terrace**, a guest room with an en-suite bathroom, a separate toilet, and an entrance hall. Upstairs is a bedroom with a **walk-in wardrobe**, 3 more rooms, a large central bathroom, another bathroom, and a stairwell. A wine cellar with **wine storage** has already been built in the basement, and a **double garage**, 2 covered parking spaces, a **relaxation room with a swimming pool**, a bathroom, a utility room, a storage area, and a laundry room are also planned. According to the proposal, a sauna and a Jacuzzi are expected on the **roof terrace**, which provides **panoramic views of Brno**. At the moment, there is still the possibility of making layout changes.

The house is in a stage of rough construction—it has a **facade, large windows**, and an entrance door. According to the project, the individual floors are to be connected by an **elevator**. The offer includes **2 architectural studies** that the new owners can use for inspiration. A plot of 1085 sq. m. can be separated from the **plot of land with an area of 3,096 sq. m.**

An excellent location on a cul-de-sac on the edge of a **forest park**, guaranteeing **wonderful peace, clean air, and plenty of privacy**. The green surroundings are interspersed with **hiking trails and bike paths**. There is a **riding club** nearby, and full civic amenities are within a short distance by car or bus from a stop not far from the house.

Usable area 528 m² (of which 425 m² interior, terraces 45 + 17 m² and garage 41 m²), built-up area 180 m², garden 2,916 m², plot 3,096 m².





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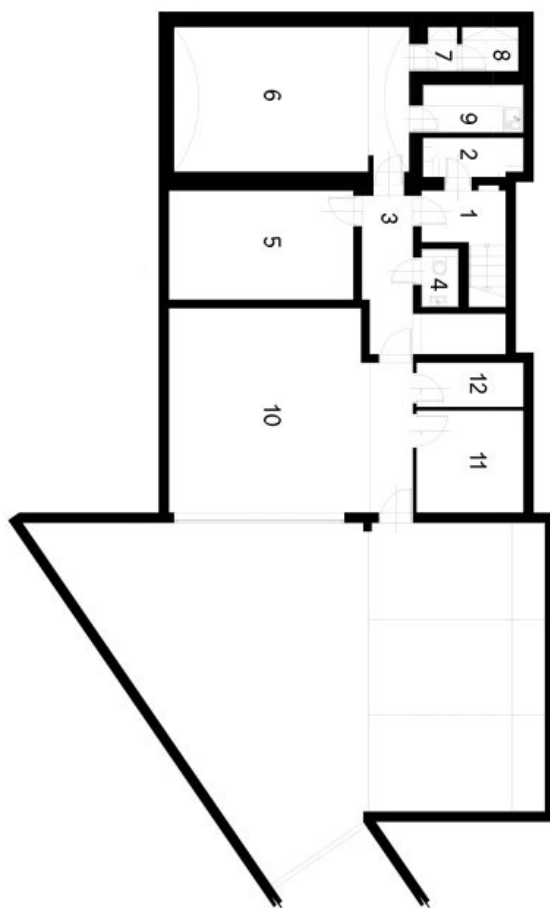
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Peškova

1. PP

1	Schodiště	2,8 m ²
2	Prádelna	3,3 m ²
3	Chodba	9,8 m ²
4	Toaleta/Výlevka	1,8 m ²
5	Fitness	17,1 m ²
6	Vinny sklep	29,1 m ²
7	Sklad vína	1,4 m ²
8	Sklad vína	2,1 m ²
9	Zázemí sklepa	4,3 m ²
10	Dvojgaráž	40,5 m ²
11	Technická místnost	9,4 m ²
12	Sklad	7,5 m ²





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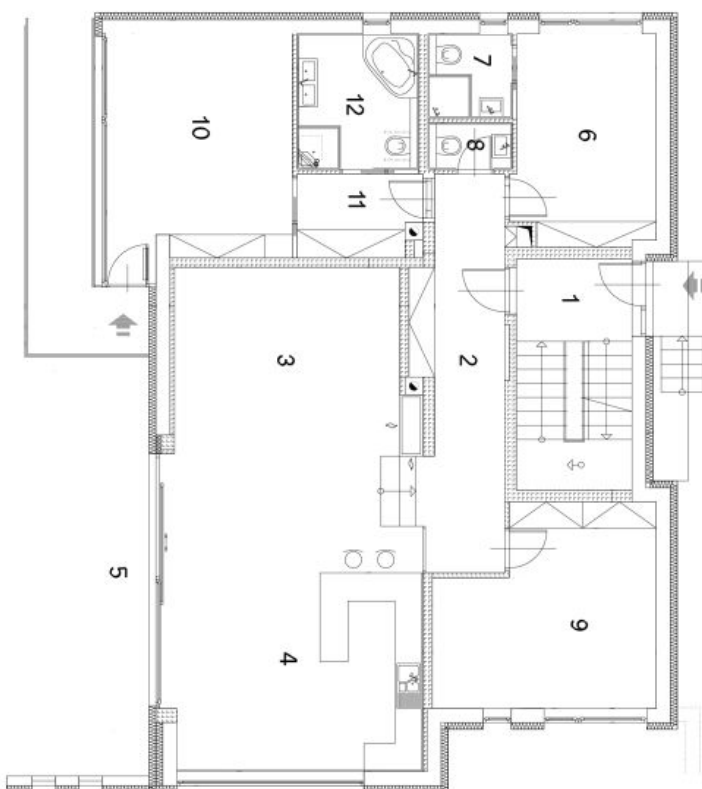
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Peškova

1. NP

1	Vstupní hala/Schodiště	12,2 m ²
2	Chodba	16,9 m ²
3	Obyvací pokoj	27,1 m ²
4	Kuchyň + Jídelna	29,0 m ²
5	Terasa	46,4 m ²
6	Ložnice	13,4 m ²
7	Koupelna	3,2 m ²
8	WC	1,8 m ²
9	Pracovna	18,5 m ²
10	Ložnice	19,5 m ²
11	Šatna	4,5 m ²
12	Koupelna	7,5 m ²





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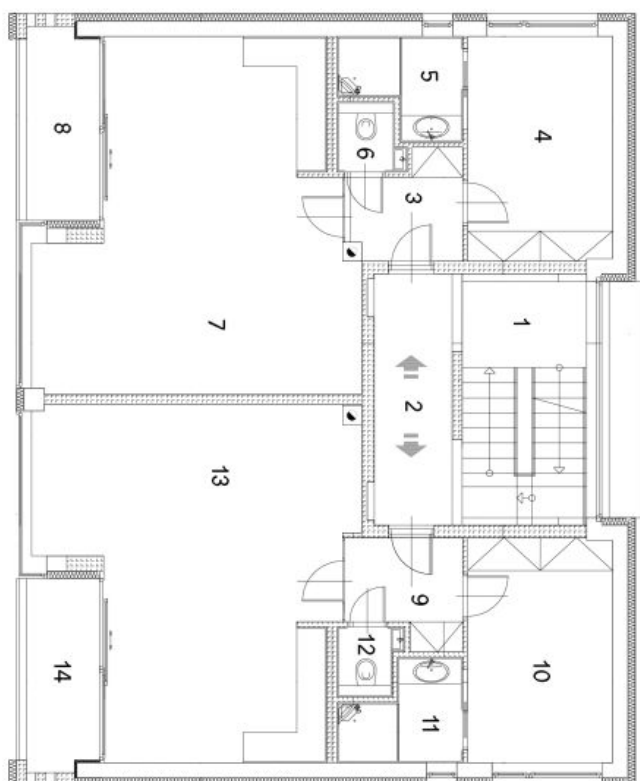
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Peškova

2. NP

1	Schodiště	12,3 m ²
2	Chodba	8,4 m ²
3	Chodba	4,4 m ²
4	Ložnice	12,8 m ²
5	Koupelna	4,1 m ²
6	WC	1,7 m ²
7	Ložnice	38,1 m ²
8	Lodžie	5,4 m ²
9	Chodba	4,6 m ²
10	Ložnice	12,8 m ²
11	Koupelna	4,1 m ²
12	WC	1,6 m ²
13	Ložnice	37,9 m ²
14	Lodžie	5,4 m ²





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Peškova

Střecha

1	Schodiště	3,75 m ²
2	Zastřešená část venkovní terasy	11,60 m ²
3	Úklid	1,30 m ²
4	Finská sauna se sprchou	4,70 m ²
5	Venkovní terasa	45,40 m ²

