



**Retail space**71 m²**€ 227 678 | CZK 5 750 000**

Total area	71 m ²
Parking	2 parking spaces in the courtyard
PENB	B
Reference number	103602

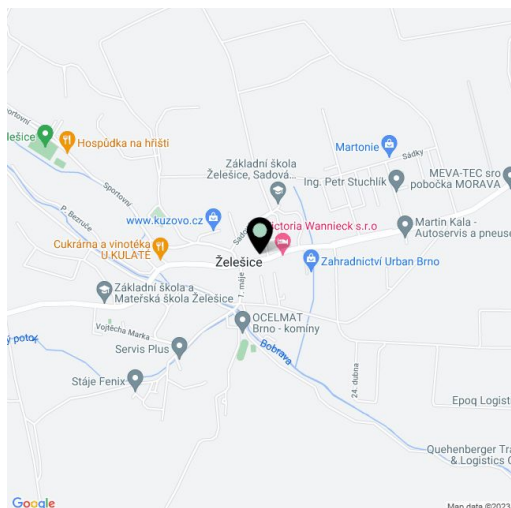
The highly visible non-residential space with 2 parking spaces is located on the ground floor of a new residential building, built on the main street of the wine-growing village of Želešice on the outskirts of Brno.

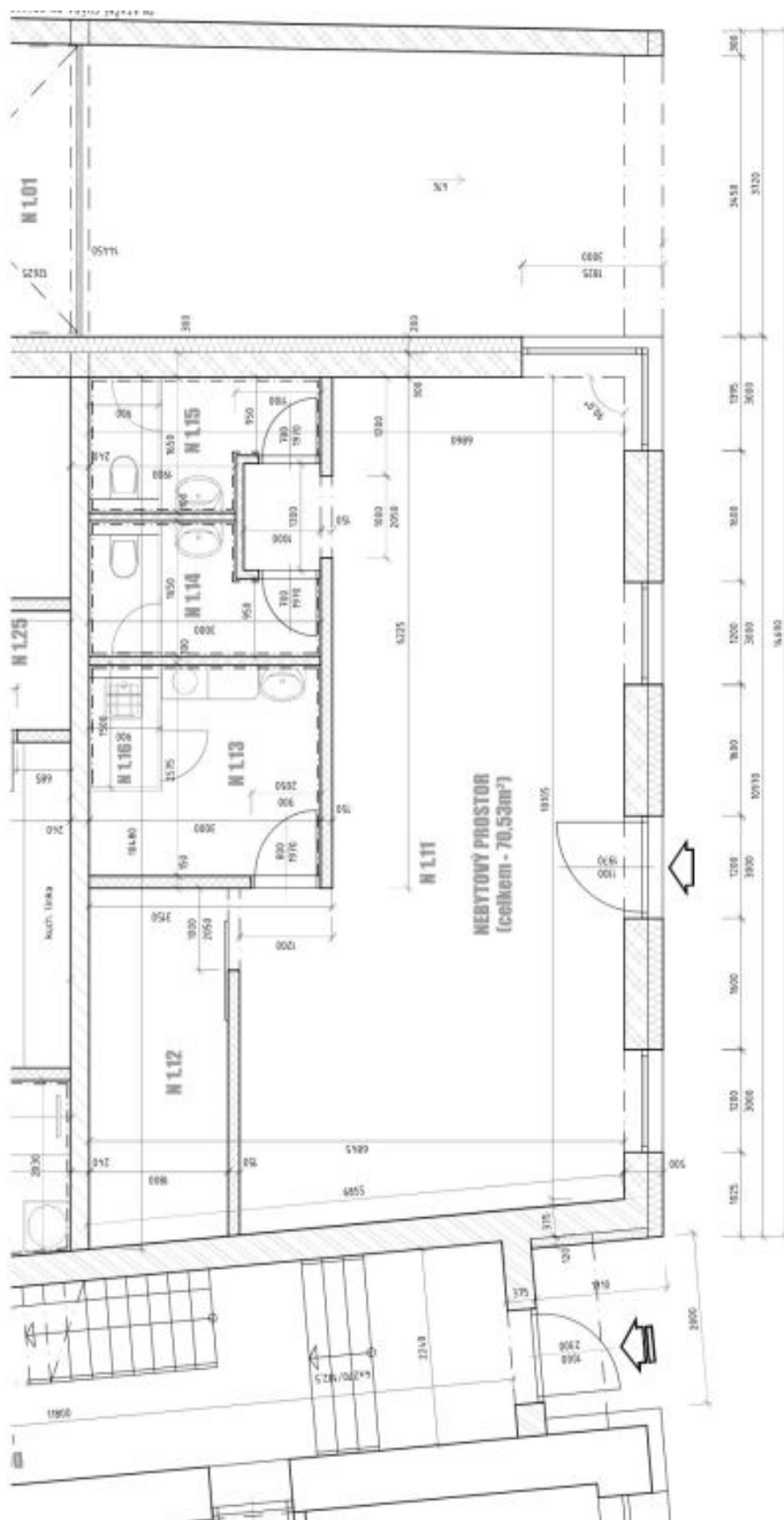
The area consists of one large space with **variable use**. The entrance is directly from the main street, where the large, **south-facing windows also face**.

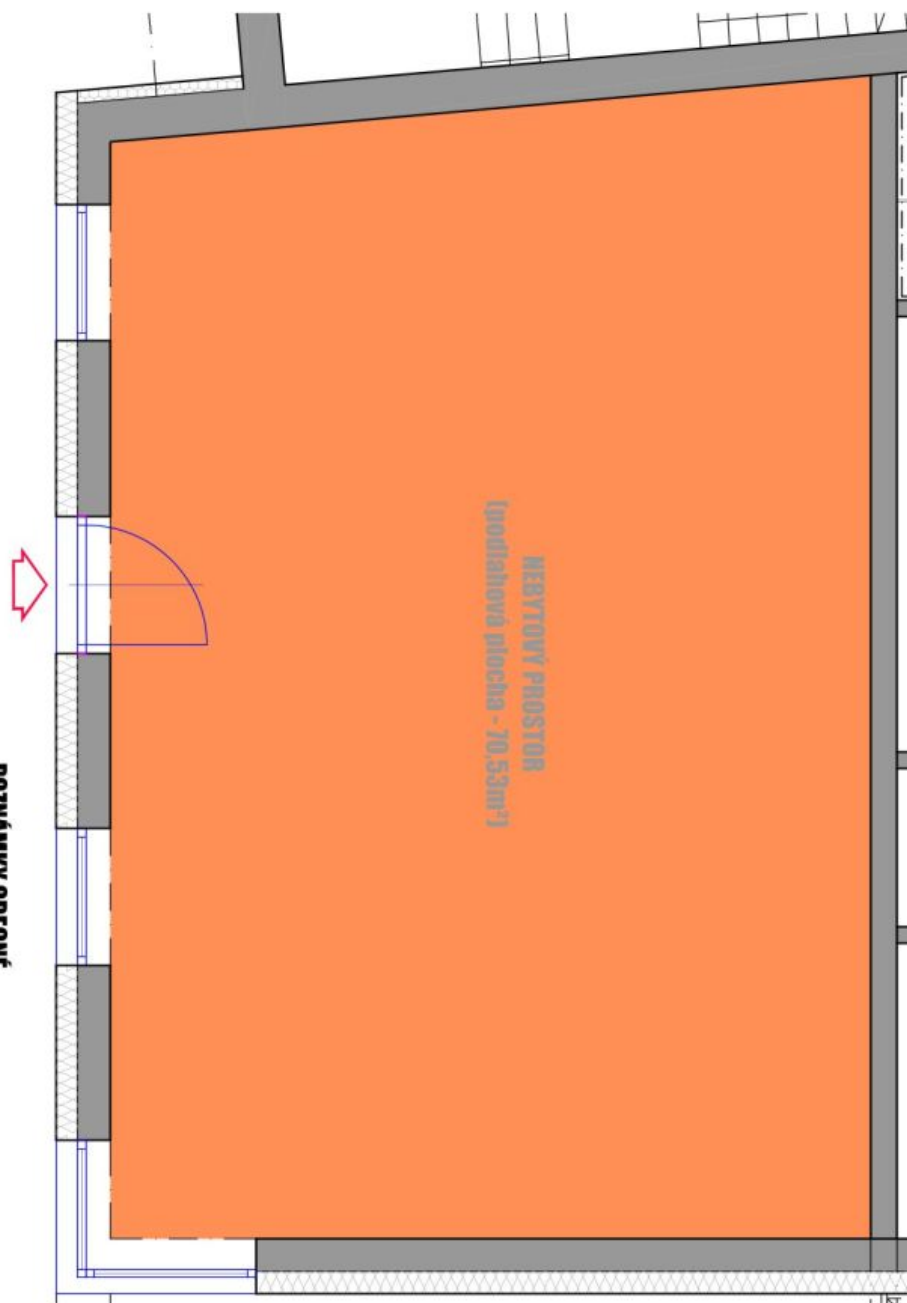
The building was completed in 2023. The space is offered in a shell & core condition; water and electricity distributions are ready. Central gas heating. The purchase price includes **2 parking spaces in the courtyard**.

Almost 2,000 inhabitants live in the village, located in the **wine-growing region near Pálava**, and regular **cultural events** are organized here, which attract a lot of visitors. A **popular bike path** also passes through Želešice, which leads to the **Bobrava Nature Park**. The place is also easily accessible by car and bus.

Total area 70.53 m².





**POZNÁMKY OBECNĚ**

- ROZMĚRY MÍSTNOSTÍ NUTNO TOLEROVAT S REZERVOU, JAKO ODCHYLKU MĚŘENÍ Vlivem RŮZNÝCH PLOCHOVÝCH ÚPRAV.
- ZAKRESLENÉ VYBAVENÍ INTERIÉRU MÁ SCHEMATICKÝ CHARAKTER.
- DOKUMENTACE NENÍ URČENA PRO NÁVRHY DALŠÍCH KONSTRUKČNÍCH A TECHNICKÝCH ŘEŠENÍ.
- PROSTOR URČENÝ K DOSTAVBĚ PRO KONEČNÍ ÚČEL Y.