



Apartment Two-bedroom (3+kk)

€ 310 830 | CZK 7 850 000

77.34 m², Brno-venkov, Želešice, 24. dubna





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Total area	77 m ²
Parking	1 outdoor parking space
Cellar	Yes
PENB	B
Reference number	103603

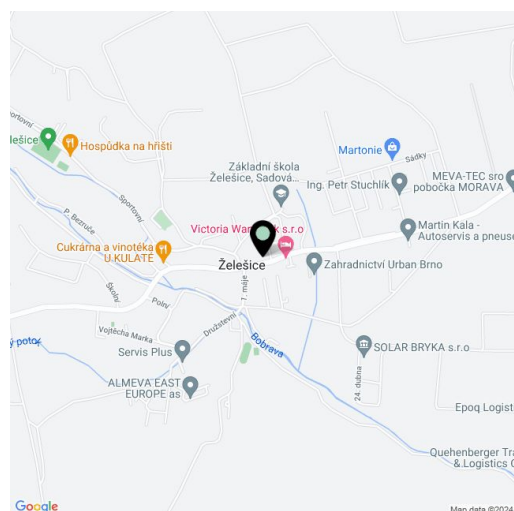
This new attic apartment with a high-quality interior and a parking space is located on the 2nd floor of a residential project that was completed in 2023 in the wine-growing village of Želešice on the outskirts of Brno, near the Bobrava nature park.

The layout consists of a spacious living room with a kitchen and dining area, 2 bedrooms, a bathroom, a separate toilet, a closet, and a foyer.

Locally crafted **hardwood floors** (rustic natural oak), **Italian Alfalux Pietre Pure ceramic tiles**, **Porta** interior doors with black Cobra Gaiga handles, a chip-accessed fire safety entrance door, **recuperation unit**, and a custom-made kitchen equipped with built-in Whirlpool (refrigerator, hob, electric and microwave oven, hood) and Electrolux (dishwasher) appliances are its main high-quality facilities. Central heating. Residents of the building can use **the pram room, bike room, and common cellar space**. The apartment comes with **1 outdoor parking space** in the enclosed courtyard.

The village, located in a **wine-growing region**, has a kindergarden and elementary school, grocery stores, a cafe, and a riding club. Complete civic amenities are available in Brno, with which the village has fast bus connections. Another major advantage is its easy connection to the D52 highway in the direction of Vienna. The location is characterized by a **beautiful landscape**—Želešice is immediately adjacent to the Bobrava Nature Park, and Pálava is not far away.

Floor area 77.34 m², attic 30.15 m².



* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

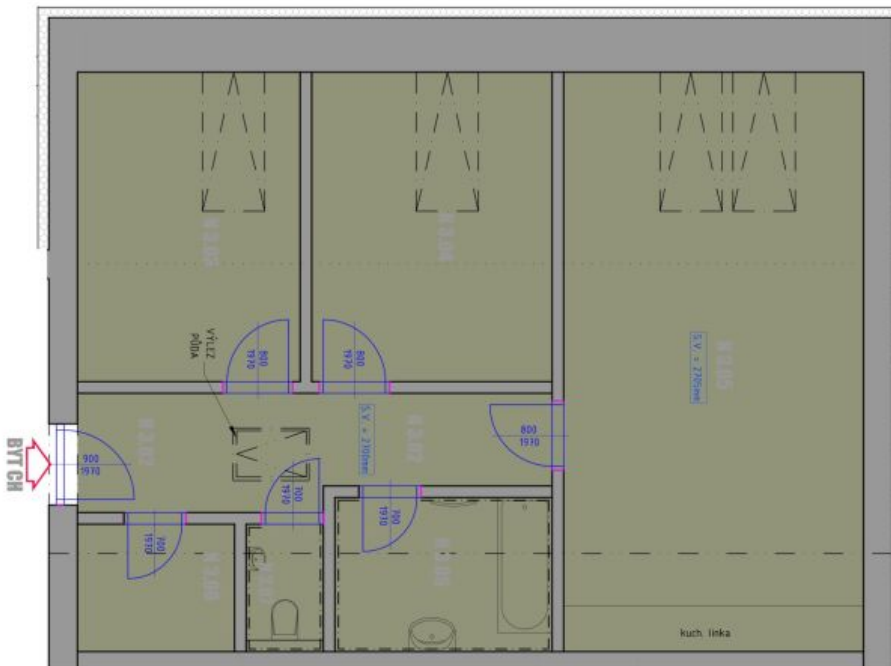


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BD ŽELEŠICE | BYT CH



LEGENDA MÍSTNOSTI

PROSTOR / OPROUČENÍ	C. M.	DEK. MÍSTNOSTI	PLACENÍ M ²	PROJEKT	PROJEKTANT
N.3.102	PRŮCHOD	8,60	KERAMICKÁ OLÁZBA		
N.3.103	PODLAŽÍ	12,38	OLÉVNÁ PLOV. PODLAŽKA		
N.3.104	LOŽNICE	12,94	OLÉVNÁ PLOV. PODLAŽKA		
N.3.105	OBÝVACÍ PROSTOR - KUCHYŇ S JÍDELNOU	29,45	OLÉVNÁ PLOV. PODLAŽKA		
N.3.106	KOUPELNA	5,44	KERAMICKÁ OLÁZBA		
N.3.107	WC	1,44	KERAMICKÁ OLÁZBA		
N.3.108	LOŽNÝ PROSTOR	2,91	KERAMICKÁ OLÁZBA		
LOŽNÁ PLOŠA TEREN		13,22			

POZNÁMKY OBECNĚ

- ROZMĚRY MÍSTNOSTI VLNITOU TOLEROVAT S REZERVOU, JAKO ODCHYLKU MĚŘENÍ VZRUŠENÍ KOLÉŠKOU POUŽITOU ÚRAK.
- ZÁKRESLENÉ VYBAVENÍ INTERIÉRU MÁ SOUHRNĚNÝ CHARAKTER.
- DIMENZOVÁNÍ NEJÍ URČENA PRO NÁVRHY DALŠÍCH KONSTRUKČNÍCH A TECHNICKÝCH ŘEŠENÍ.

STANDARBY BYTU

- DVEŘE ZNAČKY PORIX, OSAZENÉ KOVANÍ MIKULY - COBRA GAGA, S TERMÁ.
- OTOPNÁ TĚLESA - KOMBIO RADIX LINE, OTOPNÉ ŽEBŘÍKY - THERMAL TRINO DAREN
- PŘESNÉ OSAZENÍ SANITAŘNÍHO ZABÍJENÍ SPECIFIKOVANO NA VÝŽADÁNÍ OSAZENKA SANITA
- ZNAČKY JAKA, HERGÖ, ALCOBORN, BÄTTERIE JAKA, OBITO, BÄTTERIE DREZOVIA BLANCO LINDS-S.
- ZÁSOUBY A VYPHNAČE ABB THE STAROSTRIBSKNA
- VYBAVENÍ KUCHYŇSKÉ LINKY
 - LEDNICE KÖNIG - WHIRPOOL, AART19101
 - PLOŠKA - WHIRPOOL, ARZUR46101E
 - TROUBA - WHIRPOOL, WLS1301E
 - VARNÁ DESKA - WHIRPOOL, AMW1301AB
 - MROSOVNÁ TROUBA - WHIRPOOL, AMW1301AB
 - DVEŘSTOR - WHIRPOOL, WCT3611DX
 - MYČKA - ELECTROLUX EES46D10L