



Apartment Two-bedroom (3+kk)

€ 310 399 | 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

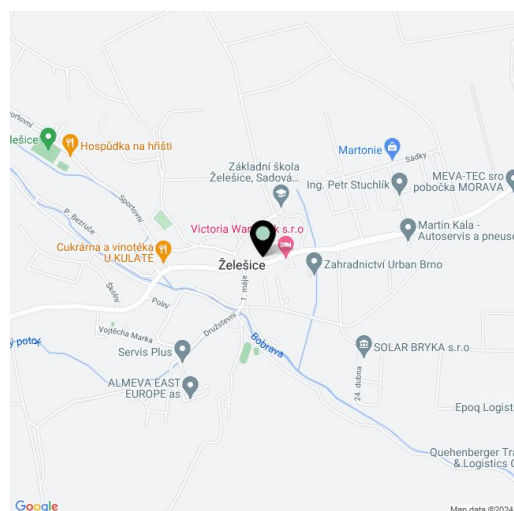
This new attic apartment with a high-quality interior and a parking space is located on the 2nd floor of a residential project that was completed in 2023 in the wine-growing village of Želešice on the outskirts of Brno, near the Bobrava nature park.

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 kindergarten 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.

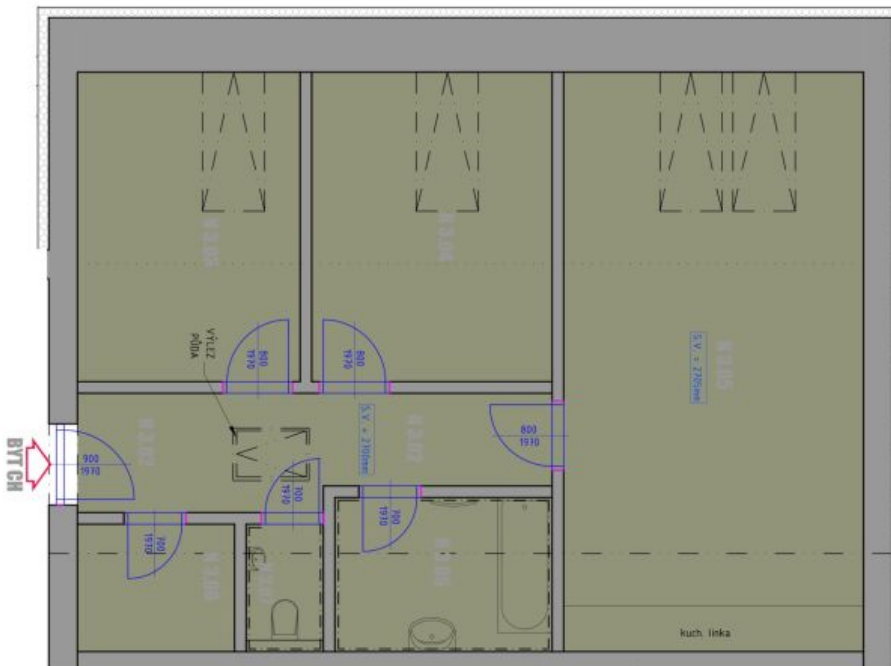


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BD ŽELEŠICE | BYT CH



LEGENDA MÍSTNOSTI

PROSTOR / OPIS MÍSTNOSTI	C. M.	VELIKOSTI	PLACENÍ M²	PROJEKT	PROJEKTANT
N.3.102	PŘEDSÍŇ	8,60		KERAMICKÁ OLÁZBA	
N.3.103	PODOL	12,38		OBĚVÁK PLOV. PODLAHA	
N.3.104	LOŽNICE	12,94		OBĚVÁK PLOV. PODLAHA	
BYT CH 3+kk (17,34m²)	N.3.105	OBÝVAJÍCÍ PROSTOR - KUCHYŇ S JÍDELNOU	29,45	OBĚVÁK PLOV. PODLAHA	
	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 PLOCHA TEREN	13,22			

POZNÁMKY OBECNĚ

- ROZMĚRY MÍSTNOSTI VLNITOU TOLEROVAT S REZERVOU, JAKO ODPOVĚDÍ MĚŘENÍ VZRUŠENÍ
- KOLÉŠKA POKRYVACÍHO DESKY
- ZÁMĚŘENÍ VYBAVENÍ INTERIÉRU NA SCHEMATICKÝ CHARAKTER
- DIMENZOVÁNÍ NEBÍ URČENO PRO NÁVRHY DALŠÍCH KONSTRUKČNÍCH A TECHNICKÝCH ŘEŠENÍ

STANDARBY BYTU

- DVEŘE ZNAČKY PORIX, OSAZENÉ KOVANÍ MIKULTY - COBRA DAKA, S TERAKA
- OTOPNÁ TĚLESKA - KOMBADO BLOK LINE, OTOPNÉ ŽEBŘÍKY - THERMAL TRINO DAREN
- PŘESNÉ OSAZENÍ SANITÁRNÍHO ZABĚHŮ SPECIFIKOVÁNO NA VÝŽÁDANÍ OSAZENKA SANITA
- ZNAČKY JAKA, HERGÖ, ALCOBORN, BÄTTERIE JAKA, OBITO, BÄTTERIE DREZOVIA BLANCO LINDS-S.
- ZÁSOUBY A VYPÍNAČE ABB THE STAROSTRIBSKÁ
- VYBAVENÍ KUCHYŇSKÉ LINKY
 - LEDNICE KÖNIG - WHIRPOOL, AIRTFRIST
 - TROUBA - WHIRPOOL, ARZNEKABINE
 - VARNÁ DESKA - WHIRPOOL, WILSTONE
 - MROSOVACNÁ TROUBA - WHIRPOOL, AMW/30/MB
 - DRESSTOR - WHIRPOOL, WCT/30/BLX
 - MYTKA - ELECTROLUX EES40D0L