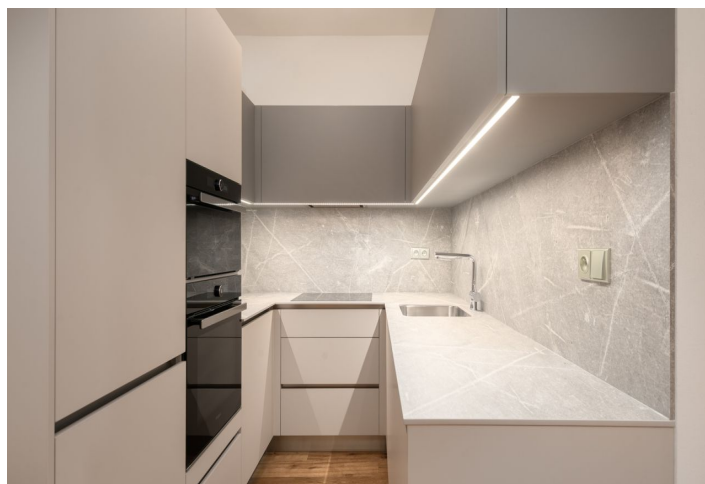




Apartment Two-bedroom (3+kk)

€ 229 340 | CZK 5 800 000

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





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€ 229 340 | CZK 5 800 000

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

Total area	63 m ²
Parking	1 outdoor parking space
Cellar	Yes
PENB	B
Reference number	103608

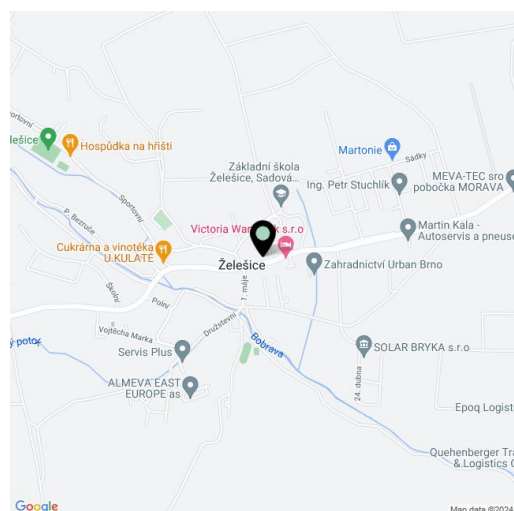
This new semi-residential unit with a direct entrance from the outside, a high-quality interior, and a parking space is located on the ground floor of a building in the courtyard section of a residential project that was completed in 2023 in the wine-growing village of Želešice on the outskirts of Brno, near the Bobrava nature park. Potential use for accommodation or an office.

The layout consists of a living room with a kitchen, 2 separate rooms (approx. 11 m² and 6.5 m²), a bathroom (shower, toilet), a hall, 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, 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 unit comes with **1 outdoor parking space** in the enclosed courtyard.

The village, located in a **wine-growing region**, has grocery stores and a **cafe**. Complete civic amenities are available in Brno, with which the village has fast bus connections. A major advantage is also 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 62.5 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.

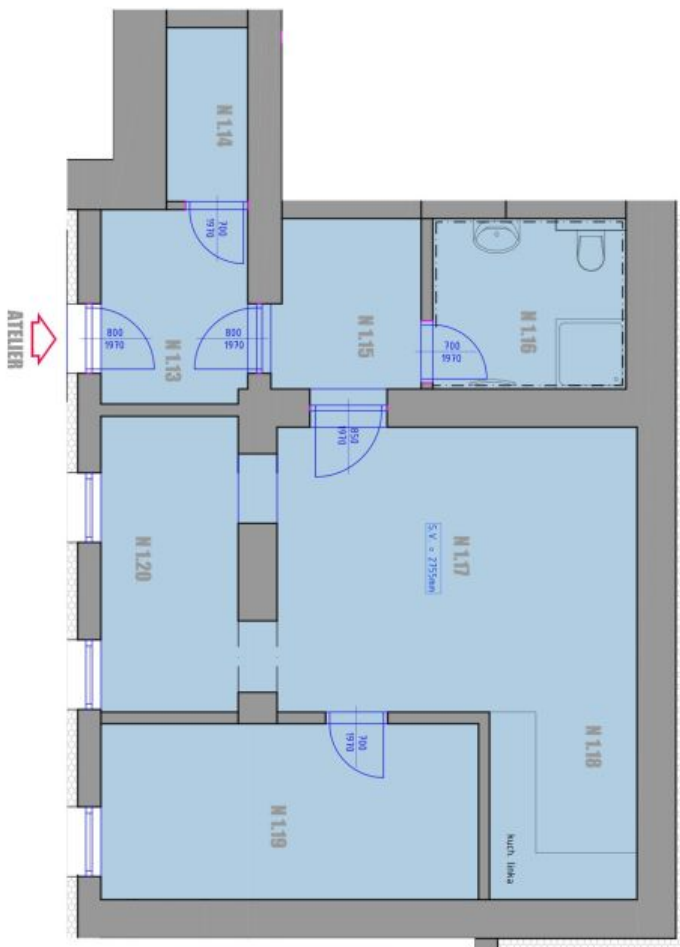


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BD ŽELEŠICE ATELIER



LEGENDA MÍSTNOSTI

MÍSTNOST / PRŮMĚR MÍSTNOSTI	Č. M.	DEKL. MÍSTNOSTI	PLOŠKA (m ²)	PROJEKČNÍ	POZEMEK
N.113	ZÁDVOŘÍ	4,19	KERAMICKÁ DLÁŽBA		
N.114	LOŽNÝ PROSTOR	2,44	KERAMICKÁ DLÁŽBA		
N.115	HALA	4,31	KERAMICKÁ DLÁŽBA		
N.116	KOUPELNA	4,92	KERAMICKÁ DLÁŽBA		
N.117	ATELIER	16,96	DŘEVĚNÁ PLOV. PODLAHA		
N.118	KUCHYŇE	4,87	DŘEVĚNÁ PLOV. PODLAHA		
N.119	KANCELÁŘ	11,05	DŘEVĚNÁ PLOV. PODLAHA		
N.120	KANCELÁŘ	6,38	DŘEVĚNÁ PLOV. PODLAHA		
UČITĚLNÁ PROSTRA CELKEM		55,428			

POZNÁMKY OBECNĚ

- Koupelny místnosti kútno toaletovat s rezervou, jako douchovu měšičí vývěh
- Adžurčí pruzerovouti úprav
- Zabezpečení vřavavni úterbnu na soperhatiči čerakate
- Doplnění není učítva pro návrhy dalších konštrukčníc a technickotv řešení

STANDARDY BYTU

- Dvěře značky PORTTA, OSAZENÉ KOVANI KUKYTI - COBRA DAKA-S TERNA,
- OTEPIKÁ TĚLESA - KOBADY RAKO LINE, OTEPIKÉ ŽEBŘÍKY - TERMAL TRENO DAREN
- PŘESNĚ OSAZENÍ SANITÁRNÍHO ZABĚŽENÍ SPECIFIKOVÁNO NA VÝŽÁDNÍ OSAZENIA SANITA
- ZNAČKY JAKA, NEROL, ALCOOPEN, BATERIE JAKA, CUBITO, BATERIE DĚTOVÁ SILANO LIMS-S,
- ZÁSOVKY A VYPÍNAČE ABB THE STADOSTRIBNAK
- VŘAVAVENI KUCHYŇSKÉ LNKY:
 - LEDNICE KOPRO - WHIRPOOL, ANT7901,
 - LÉDNICE KOPRO - WHIRPOOL, ACC2948BNB,
 - TROJKA - WHIRPOOL, ACC2948BNB,
 - VÁRNA DOKSA - WHIRPOOL, W1570AN,
 - HROZOVNIA TROJKA - WHIRPOOL, AWK139/AN,
 - DIESŤOŠ - WHIRPOOL, W1364FLIX,
 - MYČKA - ELECTROLUX EES44290L.



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