



Apartment One-bedroom (2+kk)

€ 264 927 | CZK 6 700 000

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





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Total area	68 m ²
Parking	1 outdoor parking space
Cellar	Yes
PENB	B
Reference number	103611

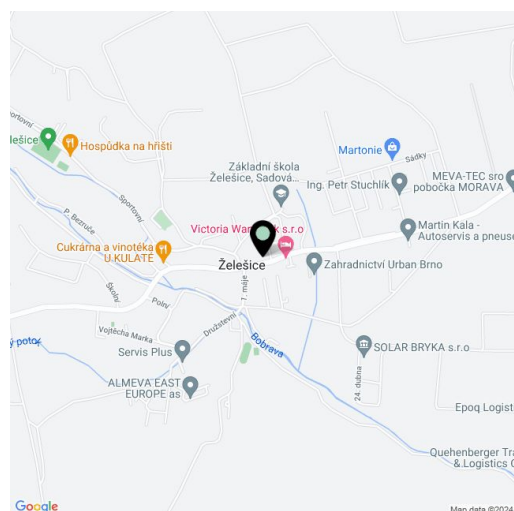
This new, bright apartment finished to a high-quality standard with parking is part of a residential project that was completed in 2023 in the wine-growing village of Želešice on the outskirts of Brno, near the Bobrava nature park.

The area of the 2nd floor apartment consists of a living room with a kitchen, 1 bedroom with a **walk-in wardrobe**, a bathroom (shower, toilet, sink), a closet, and a foyer.

Floors are **hardwood** (rustic natural oak) by a **Czech manufacturer** and **large-format windows** with aluminum frames and insulating triple glazing ensure plenty of daylight. The high-quality facilities also include **Italian Alfalux Pietre Pure ceramic tiles**, **Porta interior doors with black Cobra Gaiga handles**, entrance fire door with a **chip**, custom-made kitchen equipped with built-in Whirlpool (refrigerator, hob, electric and microwave oven, hood) and Electrolux (dishwasher) appliances. Gas 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 the **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. A major advantage is also its easy connection to the D52 highway in the direction of **Vienna**. The location is characterized by beautiful nature, Želešice is immediately adjacent to the **Bobrava Nature Park**, and **Pálava** is not far away either.

Floor area 68.3 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.

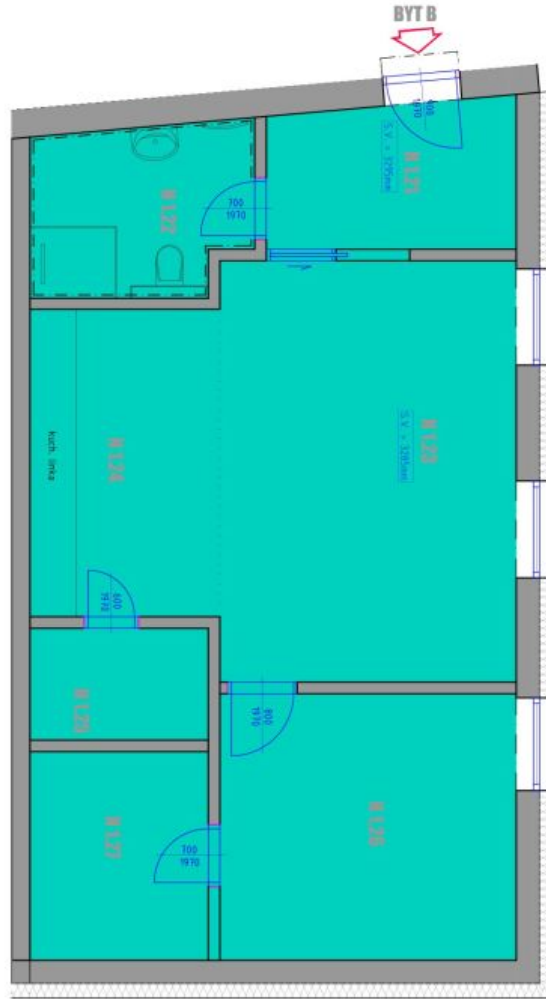


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BD ŽELEŠICE BYT B



LEGENDA MÍSTNOSTI

PROSTOR / PROSTOR MÍSTNOSTI	Č. M.	DELO MÍSTNOSTI	POHODLÍ MÍSTNOSTI	PROJAN	PROJAN
N121	ŽIVĚNÍ	5,82	KERAMICKÁ DLAŽBA		
N122	KOUPELNA	5,91	KERAMICKÁ DLAŽBA		
N123	OBÝVAČÍ PROSTOR	20,30	OBÝVAČÍ PROSTOR		
N124	KOUPELNĚ	9,79	OBÝVAČÍ PROSTOR		
N125	KORIDOR	3,61	KERAMICKÁ DLAŽBA		
N126	LOŽNICE	12,91	OBÝVAČÍ PROSTOR		
N127	SÁLNA	6,88	OBÝVAČÍ PROSTOR		
UŽITNÁ PLOCHA CELKEM		65,01			

POZNÁMKY OBECNĚ

- ROZMĚRY MÍSTNOSTI NUTNO TOLEROVAT S RYZENOU, JAKO DOPŘÍKADU MĚŘENÍ VÝVĚH
- KONTAKT POKROVOVÝCH ÚPRAV
- ZABEZPEČENÉ VYBAVENÍ INTERIÉRU NA SOBRANÝCH CHARAKTER
- DOPROSTĚNÍ NENÍ URČENA PRO NÁVRYH DALŠÍCH KONSTRUKČNÍCH A TECHNICKÝCH ŘEŠENÍ

STANDARBY BYTU

- DVEŘE ZNAČKY PORTA, OSAZENÉ KOVÁNÍ INKRYT - COBRA GARA-S-FERMA
- OTOPIŠTĚ, TĚLISA - KOBANO RADK LINE, OTOPIŠTĚ ŽEBŘÍKY - THORVAL, TRNOU DARICH
- PŘEČNÉ OSAZENÍ SANITÁRNÍHO ZAŘÍZENÍ SPECIFIKOVÁNO NA VÝŽÁDĚNÍ OSAZENIA SANITA
- ZNAČKY JAKA, NERBO, ALICAMEN, BATERIE JAKA, CUBITO, BATERIE OŘEZOVÁ, BLANCO LIMS-S
- ZÁSUUVY A VYPÍNAČE ABO THE STANDARDIŠNÁ
- VYBAVENÍ KUCHYŇSKÉ LINKY
- LEDNICE KORBÍ - WHIRPOOL A879B01
- TROUBA - WHIRPOOL AKZ794LBNG
- VARNÁ DESKA - WHIRPOOL MLST56NE
- MĚKČIVAČKA TROUBA - WHIRPOOL AHW130VNB
- DVEŘTOD - WHIRPOOL MCT3K4FLB8
- MYČKA - ELECTROLUX EES44B200L