



# Land

773 m<sup>2</sup>, Brno, Brno-Královo Pole, Firkušného

Ask for price





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Price per sq. m.	Ask for price
Total area	773 m <sup>2</sup>
Land type	Housing
Reference number	104364

**A unique offer of a plot with a valid building permit and a project for a modern villa in the dynamically developing Sadová district of Brno, situated in the quiet outskirts of the city, beyond which deep forests and the unique landscape of the Moravian Karst PLA begin.**

The plot is **southeast-facing** and **slightly sloping**, all utility networks are ready, and **trouble-free access** to the plot is guaranteed by its position on a local asphalt road.

The project with valid building permission, which is part of the offer, plans for a **modern villa with 3 floors**, a built-up area of approx. 160 m<sup>2</sup> and a generously designed **usable area of approx. 440 m<sup>2</sup>**. The basement should contain a large open space (for example for a playroom), a laundry room, a toilet, storage areas, and utility facilities. On the ground floor will be a living room connected to the dining room, kitchen, and **covered terrace**, a guest bedroom with an en-suite bathroom, a toilet, a dressing room, a vestibule, and a staircase hall. The top floor is designed as a private zone with 3 bedrooms, 2 bathrooms, 2 walk-in wardrobes, and a gallery. **A double garage and parking garage** will also be included.

There are **2 cafes** in the district, and civic amenities are within a short distance by car or bus. The greatest advantage of living in this area is the **surrounding nature**. It is possible to access several **forest hiking or bike trails** in only a short amount of time.

Total area 773 m<sup>2</sup>.

