



Land

€ 659 209 | CZK 16 500 000

868 m<sup>2</sup>, Brno-venkov, Rozdrojovice, U Kříže





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Price per sq. m.	19 009 CZK
Total area	868 m <sup>2</sup>
Land type	Housing
Reference number	105699

**This plot of land with a valid building permit for a family house and a double garage is located on a cul-de-sac in the quiet green district of Rozdrojovice above the Brno Reservoir between the Baba nature park and the Podkomorské lesy forest park.**

The area of 868 m<sup>2</sup> and the shape of a rectangle is partially fenced and there is **problem-free access** via an asphalt road; the street width is approx. **30 m**. **All utility networks**, including **optical cable**, are already on the plot.

A building permit was issued for the construction of a brick family house, construction has begun, and the completion date can be extended to 2026. The house is planned as a single story with a flat roof, an L-shaped floor plan, and a built-up area of approx. 300 m<sup>2</sup>. The project can also be adapted to a multi-story house. The layout is designed as **4-bedroom** with living room, kitchen, dining room, bedroom with an en-suite bathroom, **sauna**, and walk-in wardrobe, 2 more bedrooms, a study, a central bathroom, storage areas, a walk-in wardrobe, a **double garage** and a **southeast terrace**.

The plot is located on a **quiet cul-de-sac** in a nice residential area by a **dam**, not far from the **Kaskáda golf resort** or the **zoo**. Within walking distance is a kindergarten and the 1st grade of elementary school, a grocery store, a library, a gym, and a multi-functional sports field. From the bus stop right in front of the house it is possible to get to a tram in 5 minutes. You can easily connect to the D1 highway by car.

Total area 868 m<sup>2</sup>.

