



## Apartment One-bedroom (2+kk)

Sold

58 m<sup>2</sup>, Břeclav, Valtice, P. Bezruč





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Total area	77 m <sup>2</sup>
Floor area*	58 m <sup>2</sup>
Terrace	19 m <sup>2</sup>
Parking	-
Cellar	-
PENB	C
Reference number	37310

This modern apartment with a terrace and a view of the Church of St. Augustine is located in a newly built multifunctional building with an elevator. It is situated in the center of Valtice, a picturesque wine town near the border with Austria. Investment opportunity.

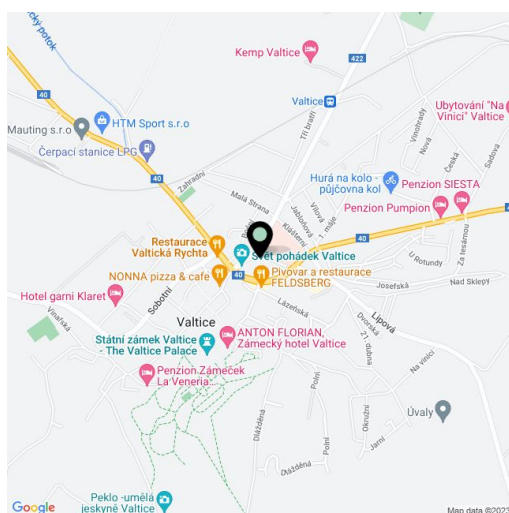
The total area of the apartment on the 2nd floor consists of a living room with a dining area and kitchen, a bedroom, a bathroom (shower, sink, toilet, heated towel rail), a foyer, and a closet. Both rooms have access to a **spacious terrace** with pleasant views.

Facilities include **air-conditioning** in the living room, triple-glazed plastic windows with **exterior blinds**, vinyl floors, built-in storage space, an intercom, Whirlpool kitchen appliances (fridge, freezer, dishwasher, electric and microwave oven, ceramic hob), an **awning** over the terrace, and a wooden terrace floor. Central heating. The apartment is fully **wheelchair accessible**. The unit comes with a **cellar** and residents of the building may use the shared **pram storage room**. The apartment is fully furnished and the **price includes all furniture and equipment**, including a new washing machine.

Thanks to its strategic location in the touristy **urban monument zone of Valtice**, the property is a good investment opportunity, and the apartment is also suitable for short-term rent. Right next to the building is a supermarket and other shops, medical services and pharmacies, restaurants, and, of course, **wine bars**. It is close to the National Agricultural Museum and especially to the large castle park with romantic buildings, including a theater, statues, and a fountain. The **Valtice underground** is also a sought-after tourist destination. Located near Břeclav, the town is connected to the surrounding cities by train and bus. It is part of the greater **Lednice-Valtice area**, which is on the **UNESCO World Heritage List**.

Interior 57.7 m<sup>2</sup>, terrace 19 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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.