



House Two-bedroom (3+kk)

Sold

139 m², Břeclav, Brod nad Dyjí





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Total area	139 m ²
Plot	406 m ²
Foot print	109 m ²
Garden	322 m ²
Floor area	84 m ²
Terrace	55 m ²
Parking	1 outdoor space
Cellar	-
PENB	B
Reference number	37768

This newly built, energy-efficient family house with a rooftop terrace with beautiful views is part of the Pálavská brána complex, which is currently being built in the picturesque landscape of the popular Mikulov area, famous for its sunny climate, high-quality viniculture, interesting food scene, bike trails, and plenty of fishing opportunities. Thanks to its unique location near the Austrian border, the project is suitable for recreation, permanent housing, or as an investment. Completion is planned for the 2nd quarter of 2021.

The layout of the one-story house consists of a living room with a preparation for a kitchen, 2 bedrooms, 2 bathrooms with toilets, a dressing room, and a foyer. From the outdoor terrace, stairs lead to the **rooftop terrace**. The house also comes with an adjacent shed for storing bicycles or garden furniture.

Facilities will include phthalate-free, ecologically recyclable vinyl flooring (you can choose from multiple decors), **underfloor heating** throughout the interior, including in the bathrooms, windows with multi-chamber profiles, plastic frames in a wood decor and a preparation for motorized blinds, interior doors with concealed hinges, large-format Abitare Factory Sand **designer tiles**, Laufen and Hansgrohe sanitary ware, a **Hüppe walk-in shower**, a preparation for a fireplace, and a cooling system. Electric heating; hot water provided by an electric boiler. The house has an **outdoor parking space**.

Brod nad Dyjí, surrounded by **vineyards**, is located below **Kraví Mountain** near the upper reservoir of **Nové Mlýny**. In the village, there is a grocery store, a kindergarten, a cafe, a library, a playground, or an outdoor gym. The region offers countless hiking routes through **the Pálava protected landscape area** and the nearby **Lednice-Valtice area**. There is a water park in neighbouring Pasohlávky, and, coming soon, thermal baths. **Brno is less than a half-hour drive** away, Prague 2.5 hours, and Vienna only one hour.

Interior 84 m², terrace 37 m², rooftop terrace 37 m², built-up area 109 m², garden 322 m², land 406 m².





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**PÁLAVSKÁ
BRÁNA**



Variant A | 1. NP

1	Předsíň	6,14 m ²
2	Koupelna a WC	5,96 m ²
3	Obývací pokoj s kuchyní	36,93 m ²
4	Ložnice	14,55 m ²
5	Šatna	2,26 m ²
6	Ložnice	14,85 m ²
7	Koupelna a WC	3,43 m ²
Plocha celkem		84,12 m²
Kůlna		3,64 m²

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INTERNATIONAL REAL ESTATE

Exkluzivní prodejce

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Schéma půdorysu domu představuje dispozici /režii domu. Kuchyňská linka a nábývek nejsou součástí dodávky domu, zřízení je zobrazeno pouze pro názorost. Specifikace pro konstruktce, povrchové úpravy a rozstřn ýřerování je předmětem přílohy "Standard nemovitosti". Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění.





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