



## House Two-bedroom (3+kk)

Sold

139 m<sup>2</sup>, Břeclav, Brod nad Dyjí





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Total area	139 m <sup>2</sup>
Plot	380 m <sup>2</sup>
Foot print	109 m <sup>2</sup>
Garden	296 m <sup>2</sup>
Floor area	84 m <sup>2</sup>
Terrace	55 m <sup>2</sup>
Parking	1 outdoor space
Cellar	-
PENB	B
Reference number	37778

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.

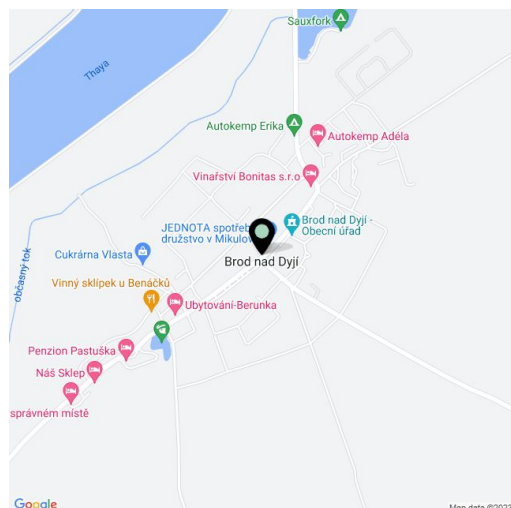
The layout of the one-story house consists of a living room with a preparation for a kitchen, 2 bedrooms, 2 bathrooms with toilets, a dressing room, and a foyer. From the outdoor terrace, stairs lead to the **rooftop terrace**. The house also comes with an adjacent shed for storing bicycles or garden 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 m<sup>2</sup>, terrace 37 m<sup>2</sup>, rooftop terrace 37 m<sup>2</sup>, built-up area 109 m<sup>2</sup>, garden 296 m<sup>2</sup>, land 380 m<sup>2</sup>.

For more information see the [Pálavská brána](#) project website.





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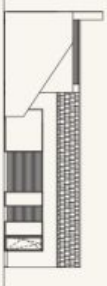
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**PÁLAVSKÁ  
BRÁNA**

**Varianta B | 1. NP**







0 1m 2m 5m

1 Předsiň 6,14 m<sup>2</sup>

2 Koupelna a WC 5,96 m<sup>2</sup>

3 Obývací pokoj s kuchyní 36,93 m<sup>2</sup>

4 Ložnice 14,55 m<sup>2</sup>

5 Šatna 2,26 m<sup>2</sup>

6 Ložnice 14,85 m<sup>2</sup>

7 Koupelna a WC 3,43 m<sup>2</sup>

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Plocha celkem 84,12 m<sup>2</sup>

Kůlna 3,64 m<sup>2</sup>

[palavskabrana.cz](http://palavskabrana.cz)

svoboda&williams | CHRISTIE'S  
INTERNATIONAL REAL ESTATE

Exkluzivní prodejce

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info@svoboda-williams.com

Schéma podrobně domů představuje dispozici řešení domu. Kuchynská linka a nábytek nejsou součástí dobové výbavy, zařízení je zobrazeno pouze pro názornost. Specifikace pro konstrukci, povrchové úpravy a rozložení vybavení je předmětem přílohy "Standard nemovitosti". Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění.



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