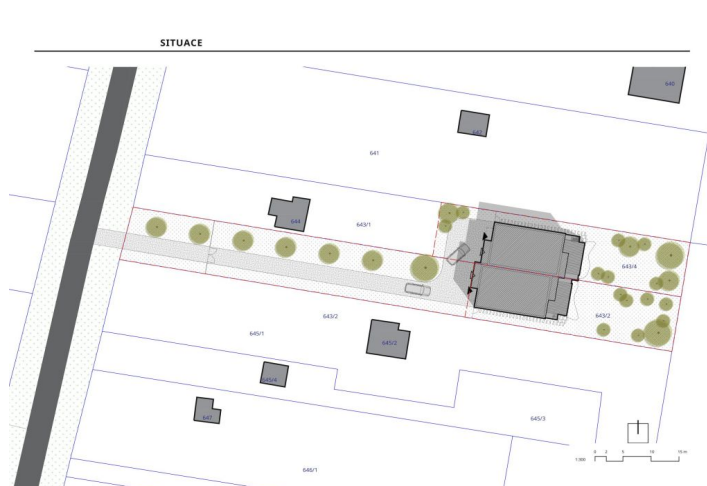




House Four-bedroom (5+kk)

€ 790 781 | CZK 19 900 000

202 m², Brno, Brno - jih, Moravanské lány





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Usable area	202 m²
Plot	726 m²
Foot print	139 m²
Garden	587 m²
Floor area	168 m²
Balcony	11 m²
Terrace	23 m²
Parking	Garage + outdoor spot
Garage	Yes
Cellar	-
PENB	B
Reference number	41350

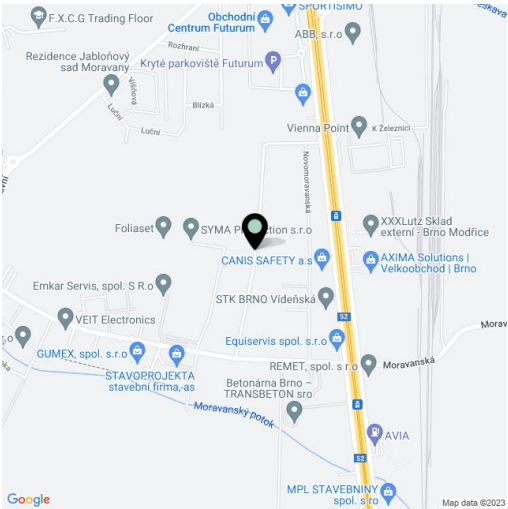
This new build energy-efficient family house (detached half of a semi-detached house) with above-standard equipment, a garage, and a large garden is currently being built in the developing and sought-after Brno district of Přízřenice, a place full of greenery and at the same time within easy reach of the center of the Moravian metropolis. The completion date is 1 year from the signing of the purchase contract.

The living room with a preparation for an open plan kitchen will be connected to the **southeast-facing terrace** with access to the **garden**. The ground floor will also have a bathroom, a toilet, a pantry, a utility room, and an entrance hall with direct access from the **spacious garage**. The first floor will consist of 3 bedrooms, a study, a **dressing room**, a bathroom, and a toilet. Two bedrooms will have their own **terrace**.

The basic design already includes **above-standard elements**: high-quality **wooden windows** in anthracite (triple-glazed) with electrically operated **exterior blinds**, floating wooden floors, branded rebateless frame and panel doors, **underfloor heating** throughout the entire house, **Villeroy & Boch** sanitary ware, **larch plank floors**, an extensive **green roof**, mineral plaster walls, a remote control garage door, a terrace with a preparation for a Jacuzzi, outdoor paving, and ceramic tiles. Heating will be electric with **photovoltaic panels**. Preparation for air-conditioning, a built-in Finnish sauna, and a grass lawn with an automatic irrigation system are optional and at an extra cost. In addition to the garage, it will be possible to park on a paved section of the plot, and a private driveway will ensure perfect privacy.

The house will be part of sought-after **Moravanské Lány**, where a new residential area is gradually emerging from an original gardening colony, which has retained its original intimate character. A tram stop is just a few minutes' walk from the future house, and driving to the city center takes less than 20 minutes. The fast connection to Vienna and the D1 highway also makes getting around by car quick and easy. You can comfortably ride along the **bike trail** to the **Bobrava Nature Park** and explore its deep forests. The **Pálava Recreation Area** is also not far away.

Interior 167.5 m², terraces 22.6 m², 5.5 m² and 5.6 m², built-up area 139 m², land 726 m².



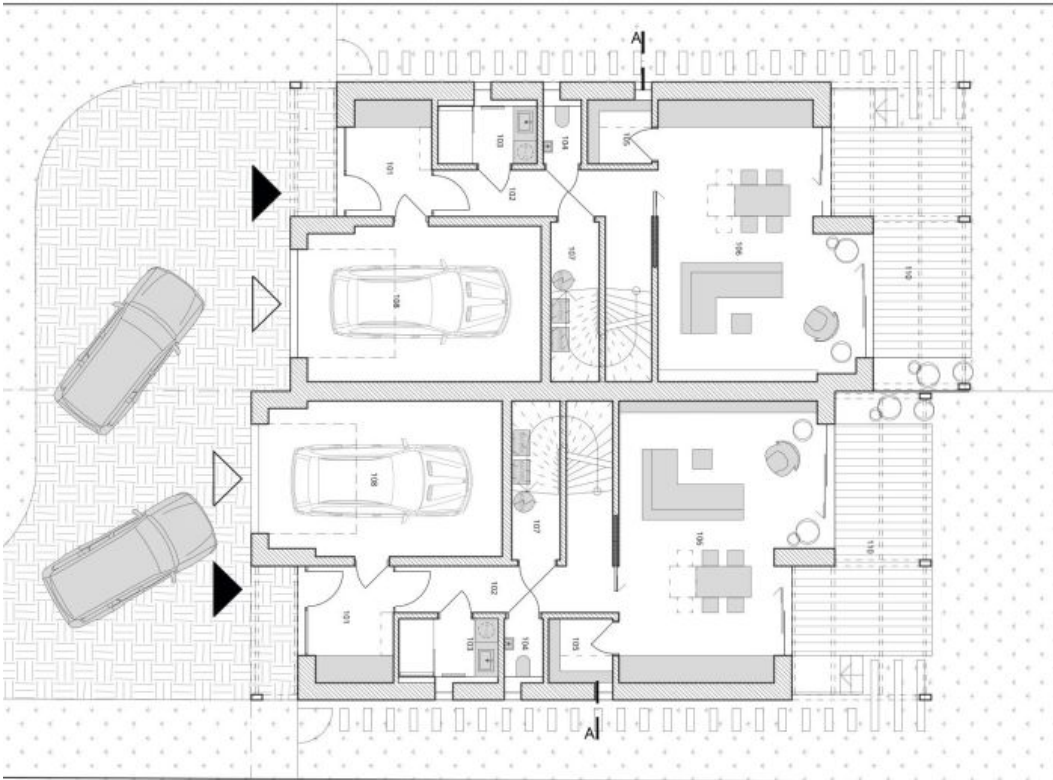


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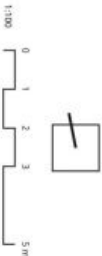
202 m², Brno, Brno - jih, Moravanské lány

Schéma půdorysu domu představuje obecnou představu domu. Schéma
je pouze orientační a není závazné. Pro podrobnější informace
a přesnější měření, specifikace a umístění, doporučujeme
kontaktovat makléře. Schéma není závazné a není
základem pro právní jednání.



PŮDORYS 1.NP

LEGENDA MÍSTNOSTÍ		
ozn.	název místnosti	plocha m²
101	záběh	6,5
102	chodba	9,2
103	chodba	3,9
104	WC	1,6
105	WC	2,8
106	obývací prostor	34,2
107	technická místnost	5,3
108	garáž	24,5
109	terasa	16,7
110	terasa	16,7
celkem dle 101		88,0





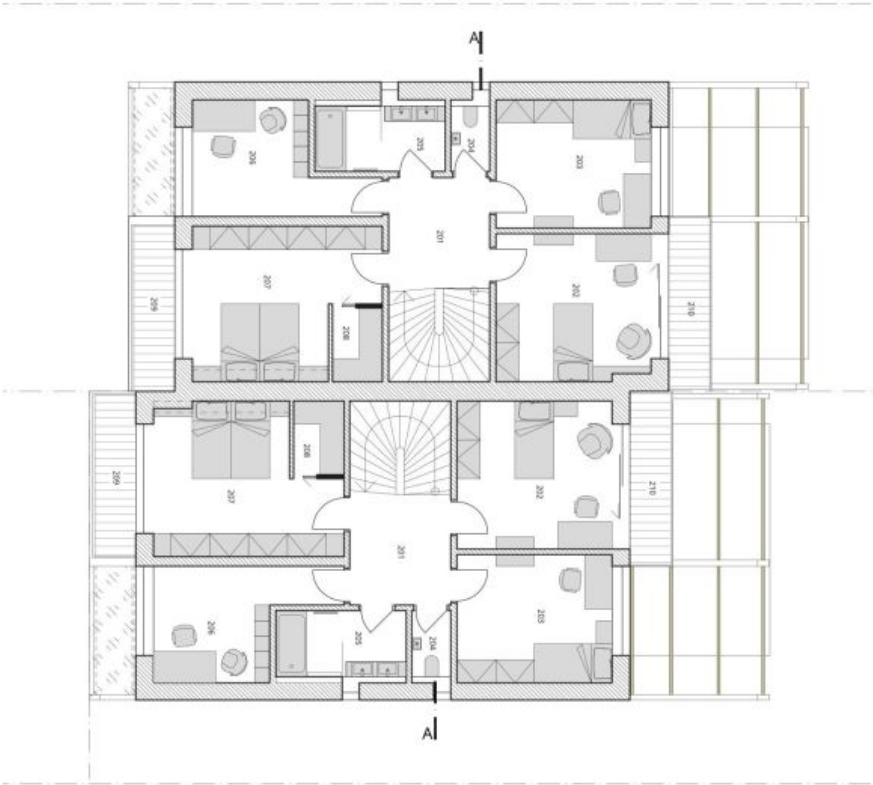
House Four-bedroom (5+kk)

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202 m², Brno, Brno - jih, Moravanské lány

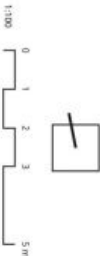
Schéma půdorysu domu představuje doporučené řešení domu, kterého si můžete být jisti, že bude vyhovovat vašim představám a potřebám. Schéma je pouze orientační a není závazné. Pro podrobnější informace a specifikace se obraťte na makléře.

PŮDORYS 2.NP



LEGENDA MÍSTNOSTÍ		
ozn.	název místnosti	plocha m²
201	hala	14
202	obýtná	16
203	obýtná	13,8
204	WC	1,7
205	spálňa	5,7
206	práčka	11,5
207	obýtná	17,4
208	spálňa	2,5
209	terasa	4,3
210	terasa	4,7
celková plocha 119		82,7

užitná plocha celkem 171,2 m²





House Four-bedroom (5+kk)

202 m², Brno, Brno - jih, Moravanské lány

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POHLED NA VSTUP A ZE ZAHRADY

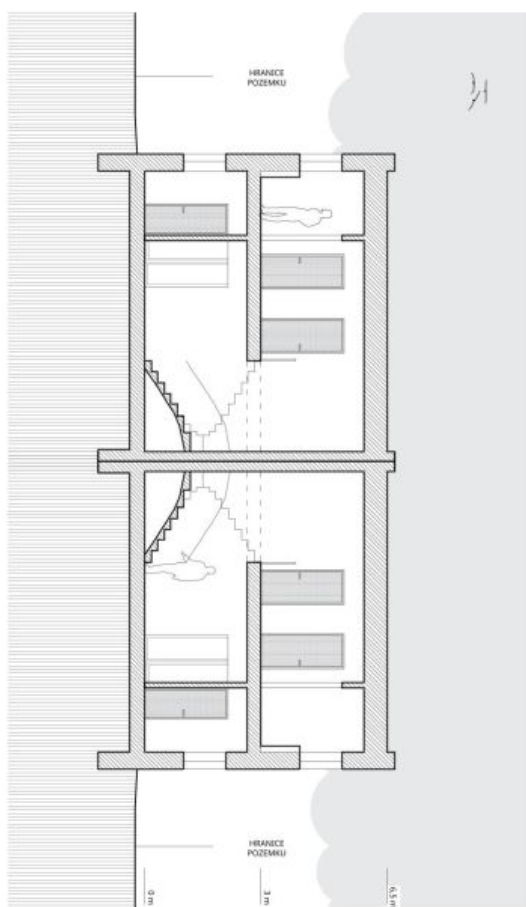


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PŘÍČNÝ ŘEZ