



## Land

1 220 m<sup>2</sup>, Brno-venkov, Slunná

€ 542 420 | CZK 13 650 000





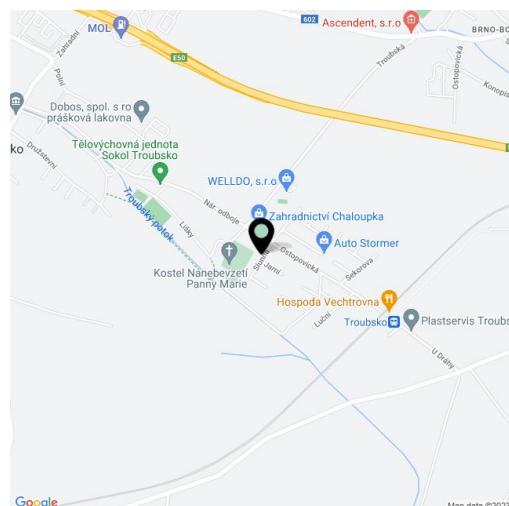


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Price per sq. m.	11 189 CZK
Total area	1 220 m²
Land type	Housing
Reference number	43794



This plot of land with a total area of 1,220 sq. m., with a swimming pool, ornamental garden, pleasant views, and a valid building permit for a modern family house is situated in the picturesque village of Říčany u Brna, providing a complete infrastructure and good connections with the Moravian metropolis.

All utilities (water, sewerage, electricity, gas) are on an almost rectangular quadrilateral surface. Access is via a paved lit road, and the offered land is located on a cul-de-sac. The plot has a **cellar**, a **swimming pool**, and a large landscaped **garden**. The purchase price also includes an **architectural project** and a **building permit** for the construction of a modern and cleverly designed villa.

The elevated area allows for **unobstructed views** of the surrounding wooded hills and the local Baroque church. The village boasts a rich social life, there are playgrounds, sports fields, a natural bathing spot, tennis, and beach volleyball courts. There is also a kindergarten and elementary school, art school, language school, post office, health center, shops, and restaurants. The surrounding countryside offers many **hiking and cycling trails**. The place is **easily accessible**—drivers will appreciate the nearby access to the D1 highway and Říčany has direct bus connections with the surrounding cities, including Brno.

Total area 1,220 m².