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Land

726 m², Brno, Dolní Heršpice, Moravanské lány

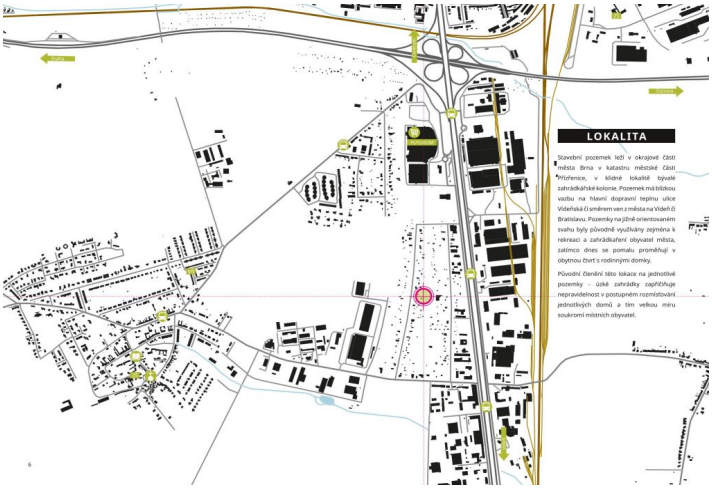
€ 343 806 | CZK 8 700 000











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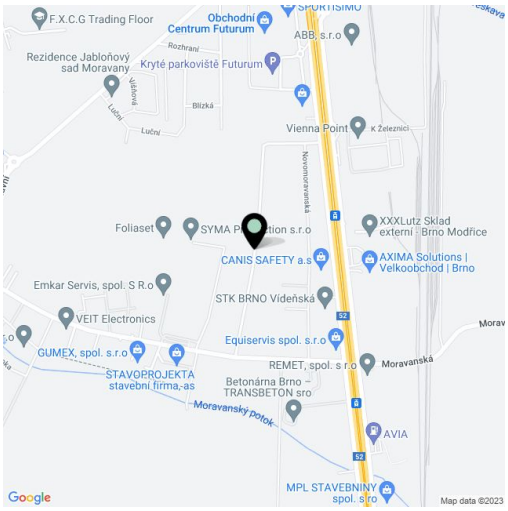
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Land

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€ 343 806 | CZK 8 700 000

Price per sq. m.	11 983 CZK
Total area	726 m²
Land type	Housing
Reference number	100948



This building plot is set in a sunny spot in an emerging residential area on the outskirts of Brno. The offer includes a valid building permit for a family house (semi-detached house).

The southeast-facing, slightly sloping lot is ready for construction. Access to the property is via an **asphalt road**; utility networks are available.

The project includes a **two-story family house** with a 4-bedroom layout. On the ground floor is a living room connected to the kitchen and a **sunny terrace**, as well as a bathroom, a toilet, a pantry, a utility room, and a vestibule with direct access from the **spacious garage**. The 1st floor can consist of 3 bedrooms, a study, a dressing room, a bathroom, and a toilet. Two bathrooms will have access to a private **terrace**. In addition to the garage, you can also park on a paved area on the property; the private driveway to the house ensures perfect privacy. The house will have its own water supply and electricity, waste will be handled by the sewage treatment plant, and a sewerage system for the entire area is planned. The house is designed to have **low energy consumption** and **photovoltaic panels** on the roof. Buyers can hire a construction company recommended by the seller, which will built the entire **house on a turnkey** basis with **very attractive conditions.**

The land is part of a sought-after part of **Moravanské lány**, where a new residential district is gradually emerging from an original gardening colony, which still retains its original **quaint character**. There is a **tram stop** just a few minutes' walk from the future house, and the direct route to the city center takes less than 20 minutes. If driving by car, an advantage is the quick connection to Vídeňská Street and the D1 highway. You can easily reach the Bobrava nature park with deep forests along a **bike path**, and the **Pálava recreational area** is also a quick drive away.

Total area 726 m².

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