





Apartment building

432 m²

Ask for price

Total gross floor area of the building	635 m ²
Total net leasable area of the building	432 m ²
Plot	1 650 m ²
Foot print	735 m ²
Parking	Yes
Garage	97 m ²
Balcony	13 m ²
Terrace	92 m ²
Cellar	-
PENB	B
Reference number	101160

This energy-efficient villa with 3 residential units and a total floor area of more than 500 sq. m., a large garden, and a garage stands in an exclusive location in a new residential area in a quiet suburb of Brno, not far from a dam or a golf course.

Key investment criteria

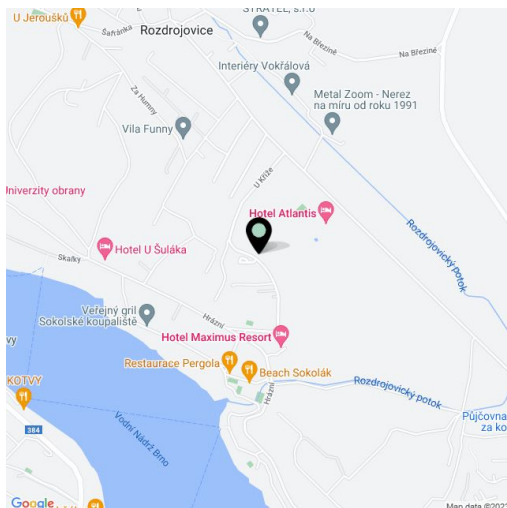
- gross floor area of **530 sq. m.**
- net floor area of **432 sq. m.**
- garden 915 sq. m.
- plot of land 1,650 sq. m.
- **3 residential units:** ground floor 3-bedroom (155 sq. m.), first floor 3-bedroom (155 sq. m.) and 2-bedroom (86 sq. m.)
- each apartment has a private garden, terrace, or balcony
- completion 05/2023
- **6 garage spaces + 3 outdoor spaces**
- low energy costs
- prestigious location
- now in a shell and core condition, **completion at extra cost** (possibility to include even kitchen, built-in cabinets, and other custom-made equipment)

Property description

- two-story building
- spacious, airy interiors
- **aluminum windows with insulated triple-glazed panes**
- fire safety entrance doors
- possibility of turnkey completion which can include: **photovoltaic panels, recuperation**, heat pump cooling (air-to-air), **floor electric heating** with Heatflow carbon technology, Loxone smart home system (control of floor heating, air-conditioning, exterior blinds, communication with photovoltaics), Loxone electronic security system (external and room sensors), **charging stations for electric cars**
- **completion within 3 months** from the delivery of the selected equipment
- **will be approved as a family house**

Location

An excellent location surrounded by greenery and, at the same time, 5 minutes by bus from a tram stop; the bus stops right by the house. A kindergarten and elementary school, a grocery store, a library, a gym, and a multi-functional sports field are within walking distance. The **Brno Reservoir**, the





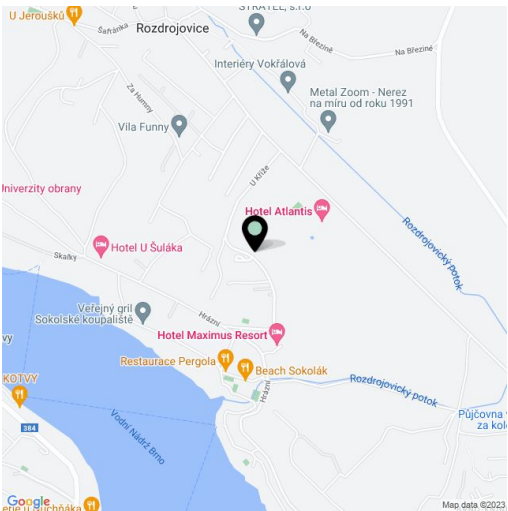
Apartment building

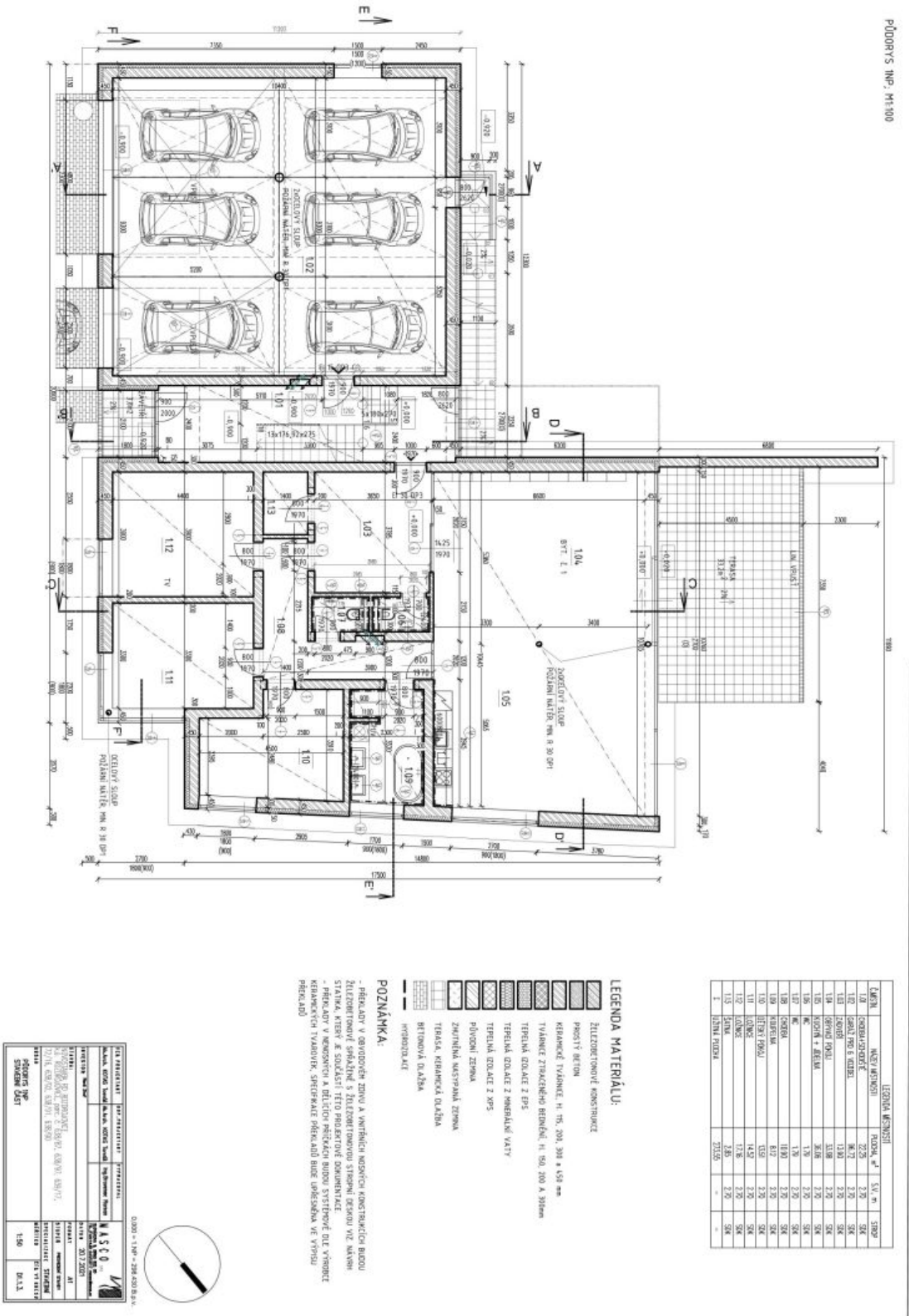
432 m²

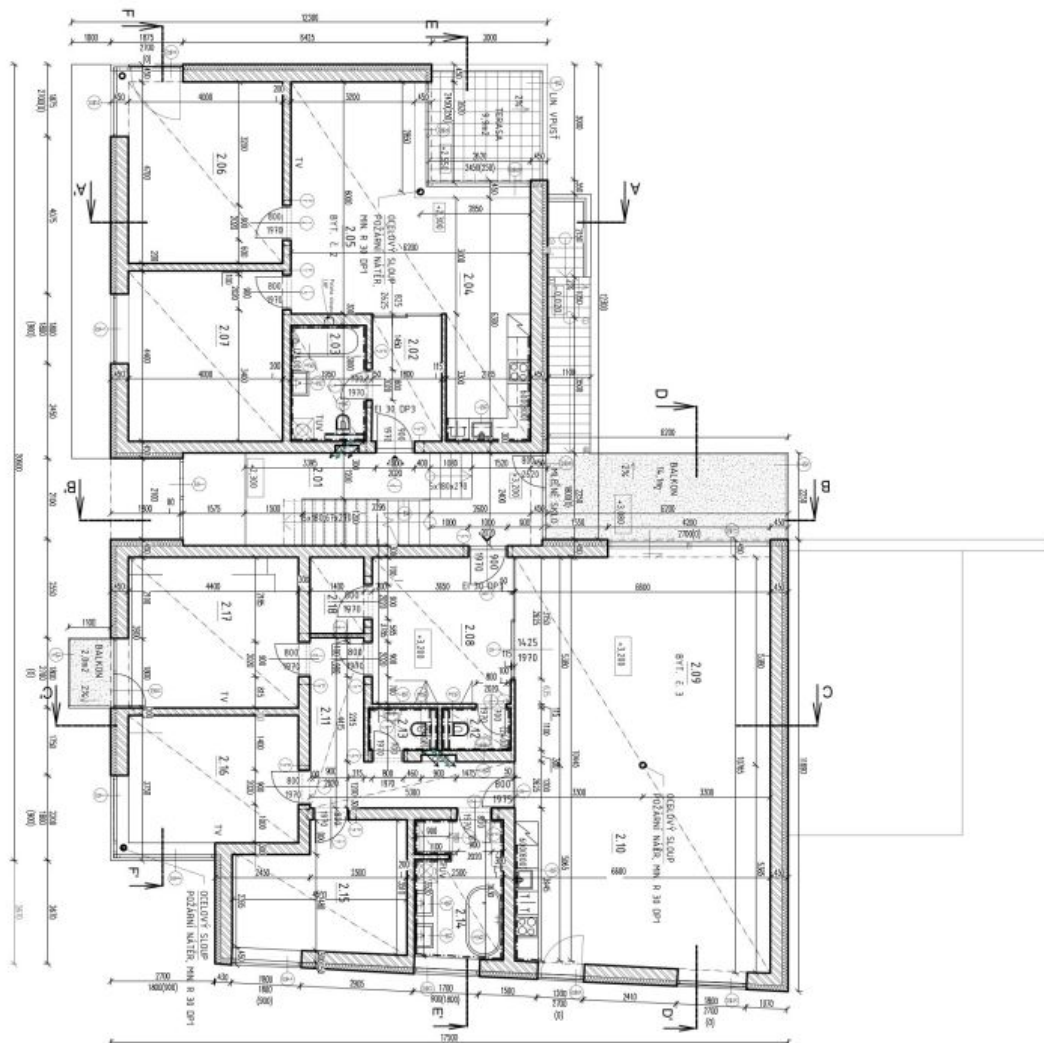
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Kaskáda golf resort, the zoo, and the **Podkomorské forests and Baba nature parks** are within a short driving distance. You can easily connect to the D1 highway by car.







2	1	4	3	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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ZELLEZUGETONUNG KONSTRUKTION

- | | |
|--|--|
| | ŽELEZOBETONOVÉ KONSTRUKCE |
| | PROSTÝ BETON |
| | KERAMICKÉ VLAKNICE II. HES. 100, 300 a 450 mm |
| | VLÁKNINÉ ZITRAČKOVÉ BERNILNY II. HES. 200 a 300 mm |
| | TERELNÁ ŽEZ. AŽ 2 EPS |
| | TERELNÁ ŽEZ. AŽ 2 EPS |
| | TERELNÁ ŽEZ. AŽ 2 HROTEHLNÝ VÁTY |
| | TERELNÁ ŽEZ. AŽ 2 EPS |
| | PÓROVNÝ ŽELEZA |
| | ŽELEZOBETONOVÝ ŽELEZA |
| | TERELNÁ ŽELEZA |
| | BETONOVÝ ŽELEZA |
| | HYDROIZOLACE |

POZNÁMKA:

- příkazy a obovazkové zjony a vnitřní nomenklatura konstrukcí
– plány železobetonové sřpřezky s železobetonovými stěpnými deskami
– plány stávk, které se současně s těto projektové dokumentace
– příkazy a nomenklatury a dalších příkazů budou systéme dle
– výkresy stávkových tvarovek, specifické příkazy budou upřesňova
– ve výpisu příkazy

[illegible]