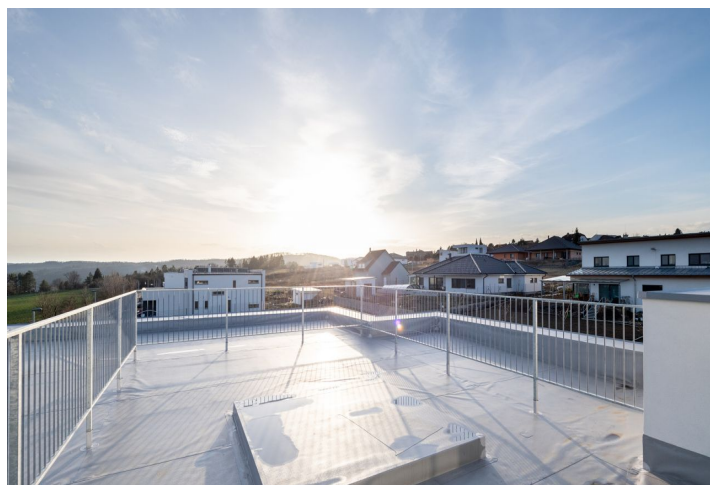




House Ten-bedroom (11+1)

635 m²

Ask for price





House Ten-bedroom (11+1)

635 m²[Ask for price](#)

Usable area	635 m ²
Plot	1 650 m ²
Foot print	300 m ²
Garden	915 m ²
Floor area	530 m ²
Balcony	13 m ²
Terrace	92 m ²
Parking	Yes
Garage	Yes
Cellar	-
PENB	B
Reference number	101161

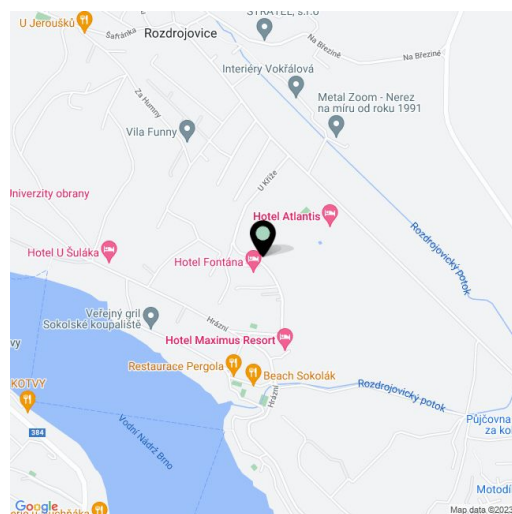
This multi-generational villa with sunny terraces, a balcony, and a garage for 6 cars is surrounded by a large garden in an attractive place in a natural location on the outskirts of Brno, not far from a dam and a golf course, within quick reach of complete services.

The ground floor consists of a **70-meter living space** with access to a **garden terrace**, 3 bedrooms, a bathroom, 2 separate toilets, a hallway, and a large entrance hall. There are **2 separate apartments** on the 1st floor. The first consists of a generously apportioned living space with a preparation for a kitchen and access to the **balcony** (from where you can go down the stairs to the garden), 3 bedrooms (1 with a small **balcony**), 2 toilets, a bathroom, a closet, and an entrance hall. The second unit contains a living room with a **terrace**, a connecting area to the kitchen, 2 bedrooms, a bathroom, and an entrance hall. From both bedrooms, you can enter the **balcony**, and the staircase in the hallway leads to the **roof terrace**. The residential units can also be **connected, creating a single-family home with a generous floor area**.

The house is offered in a **shell & core condition**, and boasts **aluminum windows with insulated triple-glazed panes** and fire and security entrance doors. For an additional fee, it is possible to deliver a "turnkey house." Planned **facilities** may include **photovoltaic panels**, recuperation, a security system, interior doors with concealed hinges, low-cost electric underfloor heating with Heatflow carbon technology (a new state-of-the-art technology), or an **electric vehicle charging station**. In addition, the plan includes a preparation for a Loxone smart home system (control of underfloor heating, air-conditioning, exterior blinds, communication with photovoltaics), heat pump cooling (air-to-air), and window blinds. The final completion (floors, sanitary ware, doors) will be within **3 months** from the delivery of the selected goods. The house has a total of **6 garage spaces** and **3 outdoor spaces**; the large garden provides enough space to place a pergola or a swimming pool.

The villa stands on a beautiful green site near the **Brno Dam, the zoo, or the Kaskáda golf resort**. Within walking distance is a kindergarten and elementary school, a grocery store, a library, a gym, and a multi-functional sports field; from the bus stop right in front of the building you can reach a tram stop in 5 minutes. You can easily connect to the D1 highway by car. The house offers nice views of the nearby **Podkomorské Lesy** and **Baba nature parks**.

Usable area 635 m² (of which interior 432 m², terrace 92 m², balcony 13 m², garage 97 m²), built-up area 300 m², garden 1,350 m², plot of land 1,650



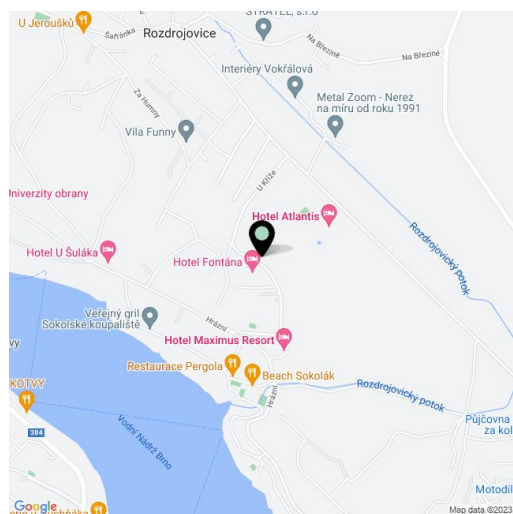


House Ten-bedroom (11+1)

635 m²

Ask for price

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Cellar	-	
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Reference number	101161	





House Ten-bedroom (11+1)

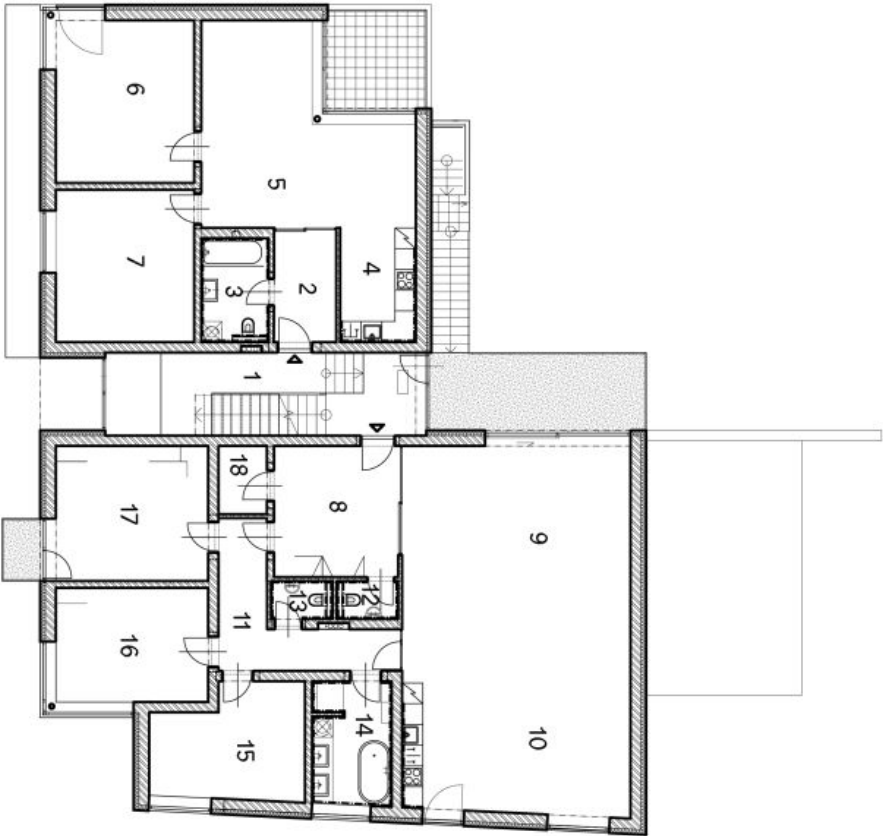
635 m²

Ask for price

RD Rozdrojovice

2. NP

1	Chodba + Schodiště	18,47 m ²
2	Zádvěří	5,94 m ²
3	Koupelna + WC	5,85 m ²
4	Kuchyň + Jídlna	16,24 m ²
5	Obývací pokoj	19,17 m ²
6	Ložnice	18,80 m ²
7	Dětský pokoj	17,60 m ²
8	Zádvěří	13,90 m ²
9	Obývací pokoj	34,46 m ²
10	Kuchyň + Jídlna	35,56 m ²
11	Chodba	10,90 m ²
12	WC	1,79 m ²
13	WC	1,79 m ²
14	Koupelna	8,12 m ²
15	Dětský pokoj	13,51 m ²
16	Ložnice	14,52 m ²
17	Ložnice	17,16 m ²
18	Šatna	2,85 m ²
Užitná plocha		256,63 m ²





House Ten-bedroom (11+1)

635 m²

Ask for price

RD Rozdrojovice

1. NP

1	Chodba + Schodiště	22,25 m ²
2	Garáž pro 6 vozidel	96,72 m ²
3	Zadveří	13,90 m ²
4	Obývací pokoj	33,98 m ²
5	Kuchyň + Jídlna	36,06 m ²
6	WC	1,79 m ²
7	WC	1,79 m ²
8	Chodba	10,90 m ²
9	Koupelna	8,12 m ²
10	Dětský pokoj	13,51 m ²
11	Ložnice	14,52 m ²
12	Ložnice	17,16 m ²
13	Šatna	2,85 m ²
Užitná plocha		273,55 m ²

