



## Apartment Two-bedroom (3+kk)

€ 296 213 | CZK 7 392 000

64.13 m<sup>2</sup>, Brno-venkov, Želešice, 24. dubna





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Total area	64 m <sup>2</sup>
Parking	1 outdoor parking space
Cellar	-
PENB	B
Reference number	103606

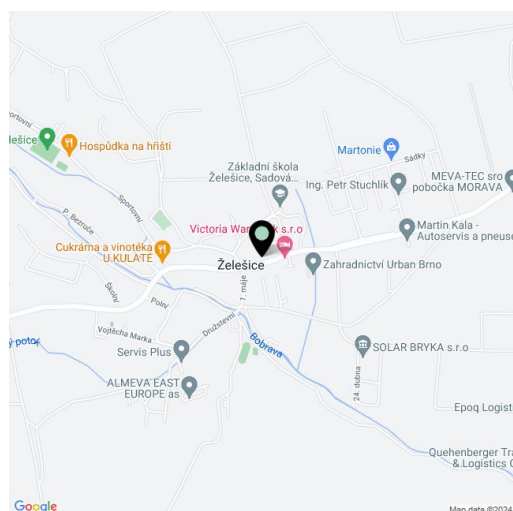
This new apartment with a high-quality interior, a parking space, and a private terrace is located on the 1st floor of a residential project that was completed in 2023 in the wine-growing village of Želešice on the outskirts of Brno, near the Bobrava nature park.

The layout consists of a living room with a kitchen and dining area, 2 bedrooms, a bathroom, and a foyer. The apartment has a **terrace** (backyard) accessible by stairs from the living room.

Locally crafted **hardwood floors** (rustic natural oak), **Italian Alfalux Pietre Pure ceramic tiles**, **Porta** interior doors with black Cobra Gaiga handles, a chip-accessed fire safety entrance door, and a custom-made kitchen equipped with built-in Whirlpool (refrigerator, hob, electric and microwave oven, hood) and Electrolux (dishwasher) appliances are its main high-quality facilities. Central heating. Residents of the building can use the **pram room, bike room, and common cellar space**. The apartment comes with **1 outdoor parking space** in the enclosed courtyard.

The village, located in a **wine-growing region**, has a kindergarten and elementary school, grocery stores, a cafe, and a riding club. Complete civic amenities are available in Brno, with which the village has fast bus connections. Another major advantage is its easy connection to the D52 highway in the direction of Vienna. The location is characterized by a **beautiful landscape**—Želešice is immediately adjacent to the **Bobrava Nature Park**, and **Pálava** is not far away.

Floor area 64.13 m<sup>2</sup>, courtyard 8.78 m<sup>2</sup>.



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

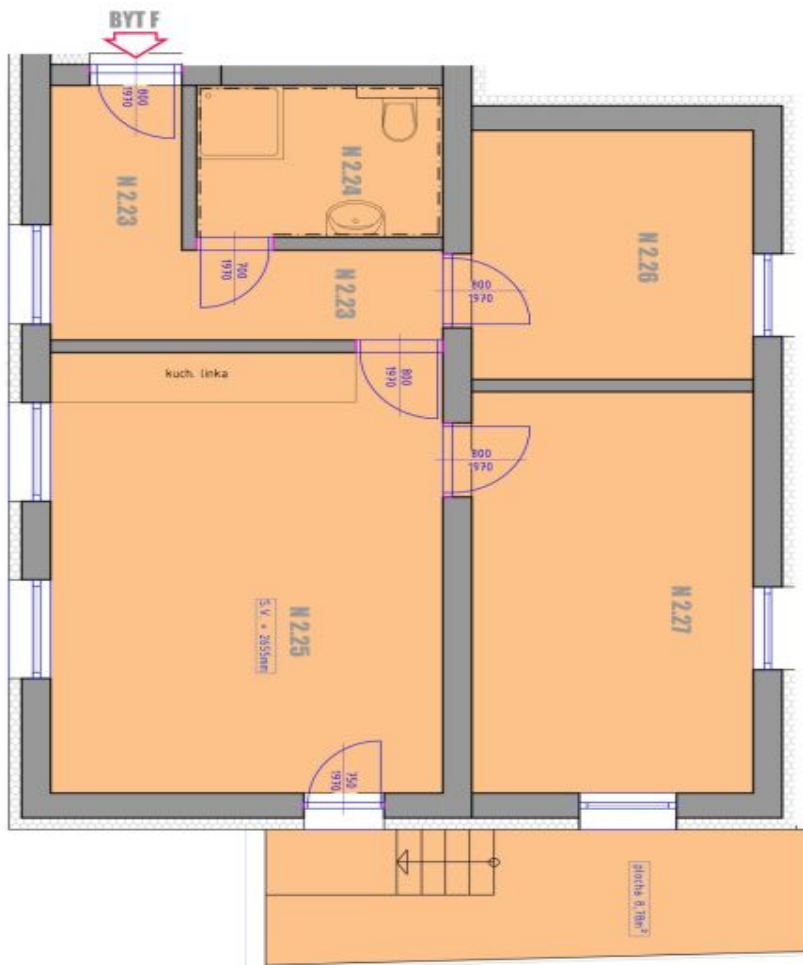


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BD ŽELEŠICE BYT F



## LEGENDA MÍSTNOSTI

PROSTOR / OPRAVA PLOCHOU	č. m.	DETI MÍSTNOSTI	POVRCHU LPM²	POVLAKA	POVLAKA
N.223	PŘÍČESÍ	7,85	KERAMICKÁ DLAŽBA		
N.224	KOUPELNA	5,13	KERAMICKÁ DLAŽBA		
N.225	OBÝVAČÍ PROSTOR + KUCHYŇ S JÍDELNOU	23,98	DŘEVĚNÁ PLOV. POKLADKA		
N.226	PRŮJED	8,55	DŘEVĚNÁ PLOV. POKLADKA		
N.227	LOŽNICE	16,37	DŘEVĚNÁ PLOV. POKLADKA		
ÚJTNÁ PLOCHA CELKEM		59,88			

## POZNÁMKY OBECNĚ

- ROZMĚRY MÍSTNOSTI NUTNO TOLEROVAT S REZERVOU JAKO ODCHYLKU MĚŘENÍ VUVNĚ RŮZNÝCH PŘEDKROVŮ ÚPRAV
- ZAKRESLENÉ VYBAVENÍ INTERIÉRU MÁ SCHEMATICKÝ CHARAKTER
- DOKUMENTACE NEJÍ UVEDENA PRO NÁVRHY DALŠÍCH KONSTRUKČNÍCH A TECHNICKÝCH ŘEŠENÍ

## STANDARDY BYTU

- DVEŘE ZNAČKY FORI, OSAZENÉ KOVANÍ MIKUTI - COBRA GAJKA S TĚRNÁ
- OTOPNÁ TĚLESA - KOBALD RALOK LINE, OTOPNÉ TĚLÍČKY - THERMAL TROND DABEN
- PŘESNĚ OSAZENÍ SANITÁRNÍHO ZAŘÍZENÍ SPECIFIKOVANO NA VÝŽÁDÁNÍ OSAZENIA SANITA ZNAČKY JKA, HIERO, ALCAJORN, BATERIE JKA CUBITO, BATERIE DŘEZOVA, BIANCO LINDO-S,
- ZÁSLUVKY A VYPINAČE ABBE THE STAROSTŘIPRNÁ
- VYBAVENÍ KUCHYŇSKÉ LINKY
  - LEDNÍK KOBEL - WHIRPOOL 4419800
  - TROUBA - SIEBENS HNB350MST
  - VARNÁ DESKA - WHIRPOOL W1736AF BX
  - DVEŘTOK - WHIRPOOL W1736AF BX
  - MYČKA - ELECTROLUX EES4A900L