



## Apartment Two-bedroom (3+kk)

€ 296 629 | CZK 7 392 000

64.13 m², Brno-venkov, Želešice, 24. dubna





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Total area	64 m²
Parking	1 outdoor parking space
Cellar	-
PENB	B
Reference number	103606

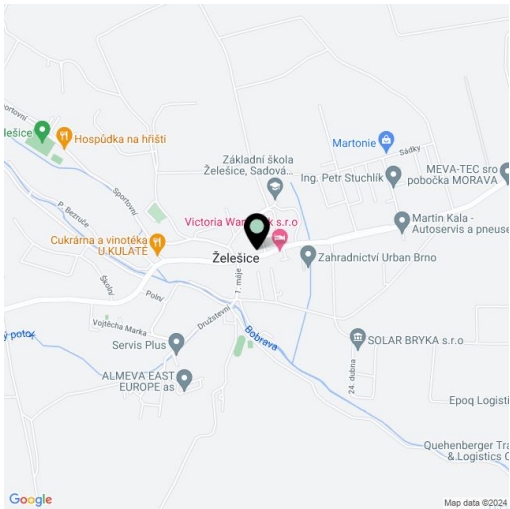
This new apartment with a high-quality interior, a parking space, and a private terrace is located on the 1st floor of a residential project that was completed in 2023 in the wine-growing village of Želešice on the outskirts of Brno, near the Bobrava nature park.

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 m², courtyard 8.78 m².



\* 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.

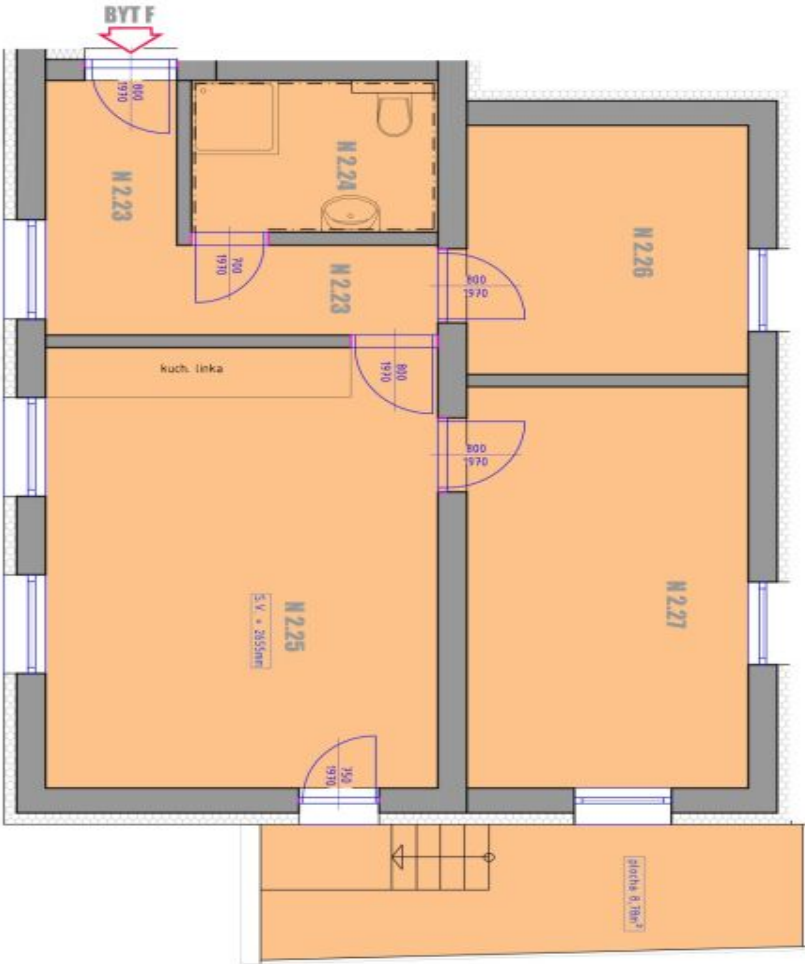


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BD ŽELEŠICE BYT F



## LEGENDA MÍSTNOSTÍ

PROSTŘEDÍ / OPRAVA PLOCH	Č. M.	OBJEM MÍSTNOSTI	PLOCHA M <sup>2</sup>	PODLAHA	PODLAHA
N.223	PŘEDSÍN	7,85	KERAMICKÁ DLAŽBA		
N.224	KOUPELNA	5,13	KERAMICKÁ DLAŽBA		
N.225	OBÝVACÍ PROST. + 3+kk	23,98	DŘEVĚNÁ PLOV. PODLAHA		
N.226	KUCHYNĚ S JÍDELNOU	8,55	DŘEVĚNÁ PLOV. PODLAHA		
N.227	LOŽNICE	16,37	DŘEVĚNÁ PLOV. PODLAHA		
ÚJTNÁ PLOCHA CELKEM		59,88			

## POZNÁMKY OBECNÉ

- ROZMĚRY MÍSTNOSTÍ NUTNO TOLEROVAT S REZERVOU, JAKO ODCHYLKU MĚŘENÍ VÝEVN
- RŮZNÝCH POKROVITELŮ ÚPRAV
- ZAKRESLENÉ VYBAVENÍ INTERIERU MÁ SCHEMATICKÝ CHARAKTER
- DOKUMENTACE NEJÍ ÚŘEDNĚ PRO NÁVRHY DALŠÍCH KONSTRUKČNÍCH A TECHNICKÝCH ŘEŠENÍ

## STANDARBY BYTU

- DVEŘE ZNAČKY PORTA, OSAZENÉ KOVANÝMI JAKYTI - COBRA, GAMA, S TĚRNÁ
- OTOPNÁ TĚLESA - KOBADO RADOK LINE, OTOPNÉ ŽEBŘÍKY - THERMAL THERMO DABEN
- PŘESNÉ OSAZENÍ SANITÁRNÍHO ZAŘÍZENÍ SPECIFIKOVANO NA VÝŽÁDÁNÍ, OSAZENIA SANITA
- ZNAČKY JAK, MIEBO, ALCAADEN, BATERIE JAK COBITO, BATERIE BIANCO LINDO-S,
- ZÁKLADY A VYPNÁČE ABB TYPÉ STANOVISŤOVNÁ
- VYBAVENÍ KUCHYNĚS LINEKY
- LEDNÍK KOBIS - WHIRPOOL, A4198107
- TROJBA - SIEBENS FRIGIDONIST
- VARNÁ DESKA - WHIRPOOL, W17364F BX
- ODESTOŤ - WHIRPOOL, W17364F BX
- MYČKA - ELECTROLUX, ES548200L