



Apartment One-bedroom (2+kk)

€ 300 701 | CZK 7 504 000

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





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| | |
|------------------|-------------------------|
| Total area | 68 m ² |
| Parking | 1 outdoor parking space |
| Cellar | Yes |
| PENB | B |
| Reference number | 103611 |

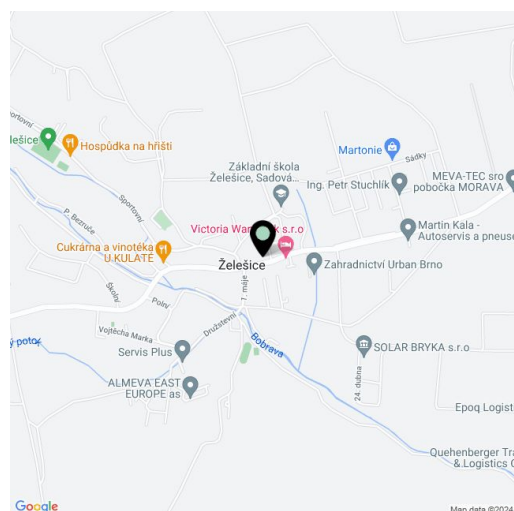
This new, bright apartment finished to a high-quality standard with parking is part of a residential project that was completed in 2023 in the wine-growing village of Želešice on the outskirts of Brno, near the Bobrava Nature Park.

The area of the 2nd floor apartment consists of a living room with a kitchen, 1 bedroom with a **walk-in wardrobe**, a bathroom (shower, toilet, sink), a closet, and a foyer.

Floors are **hardwood** (rustic natural oak) by a **Czech manufacturer** and **large-format windows** with aluminum frames and insulating triple glazing ensure plenty of daylight. The high-quality facilities also include **Italian Alfalux Pietre Pure ceramic tiles**, **Porta** interior doors with **black Cobra Gaiga handles**, entrance fire door with **chip access**, a custom-made kitchen equipped with built-in Whirlpool (refrigerator, hob, electric and microwave oven, hood) and Electrolux (dishwasher) appliances. Gas central heating. Residents of the building can use the **pram room**, **bike room**, and common **cellar**. 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. A major advantage is also its easy connection to the D52 highway in the direction of **Vienna**. The location is characterized by beautiful nature, and Želešice is immediately adjacent to the **Bobrava Nature Park**, with **Pálava** not far away either.

Floor area 68.3 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.

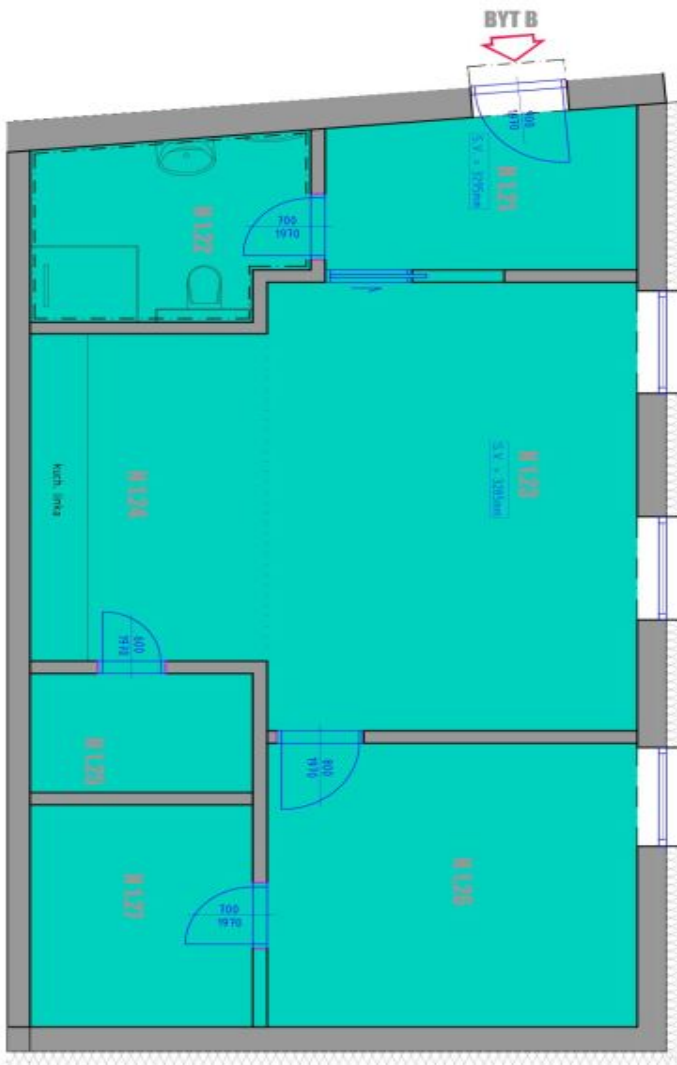


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BD ŽELEŠICE BYT B



LEGENDA MÍSTNOSTI

| PROSTRAHA / PLOCHA PLOCHA | Č. K. | DESKA MÍSTNOSTI | PLOCHA LOK. (KONSTRUKČNÍ) | POPLATEK | POPLATEK |
|--|---------|-----------------|---------------------------|------------------|----------|
| BYT B 244 (68,28m ²) | N121 | ZÁVĚSÍ | 6,02 | KEBANKOVÁ BLAŽBA | |
| | N122 | KOUPELNA | 5,99 | KEBANKOVÁ BLAŽBA | |
| | N123 | OBÝVAČÍ PROSTOR | 20,30 | OBÝVAČÍ PLOCHA | |
| | N124 | KUCHYŇ | 9,70 | OBÝVAČÍ PLOCHA | |
| | N125 | KOCHOVKA | 3,61 | KEBANKOVÁ BLAŽBA | |
| N126 | LOŽNICE | 2,29 | OBÝVAČÍ PLOCHA | | |
| N127 | ŠATNA | 6,58 | OBÝVAČÍ PLOCHA | | |
| LOŽNÍ PLOCHA ELEKTR. | | | 65,01 | | |

POZNÁMKY OBECNĚ

- ROZMĚRY MÍSTNOSTI NUTNO TOLEROVAT S REZERVOU JAKO ODCHYLKU MĚŘENÍ VÝVĚH RŮZNÝCH PŘÍRODNÍCH ÚPRAV
- ZAPŘÍKLENÉ VYBAVENÍ INTERIÉRU MÁ SPĚNATICKÝ CHARAKTER
- DOKUMENTACE NEJÍ URČENA PRO NÁVRYH DALŠÍCH KONSTRUKČNÍCH A TECHNICKÝCH MĚŘENÍ.

STANDARDY BYTU

- DVEŘE ZNAČKY PORTA, OSAZENÉ KOVÁNÍ (KUKY) - TROUBA GAJDA-S-TERNA
- OTVORNÁ TĚLESA - KOBLODI RÁDKY LINC. OTVORNÉ ŽEBŘÍKY - THERMAL THERMO DAREN
- PŘESNĚ OSAZENÍ SANITÁRNÍHO ZAŘÍZENÍ SPECIFIKOVÁNO NA VÝŽÁDKU, OSAZENIA SANITA
- ZNAČKY JAKA, HEBRO, ALCADEM, BATERIE JAKA CORITO, BATERIE DREŽOVA BLANCO LINDS-S
- ZASUVKY A VYPÍNAČE ABB TYP STABOS HŘIBNA
- VYBAVENÍ KUCHYŇSKÉ LINKY
- LEDNICE KORBÍ - WHIRPOOL ART'9101
- TROUBA - WHIRPOOL AKZYNÁDINEI
- VARNÁ PĚSKA - WHIRPOOL MISTOBANE
- PŘÍROVNÁ TROUBA - WHIRPOOL ANM131VNB
- OCESTOR - WHIRPOOL MCT344FLIX
- MYČKA - ELECTROLUX EES4820L