



Land

€ 1 039 872 | CZK 25 950 000

2 679 m<sup>2</sup>, Brno-venkov, Bílovice nad Svitavou, Havlíčkova







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Price per sq. m.	9 686 CZK
Total area	2 679 m <sup>2</sup>
Land type	Housing
Reference number	108084

**This south-facing plot with a project for the construction of two family villas and breathtaking views of the picturesque village of Bílovice nad Svitavou offers a unique combination of privacy and connection with nature. The location is highly accessible, with a 20-minute drive to the center of Brno, and a convenient train connection as an alternative.**

The sloping building plot, with an existing family house in the lower part intended primarily for demolition, is designated in the zoning plan as **an area for residential housing (BR) with a buildability coefficient of 0.3** and a height limit of 0 to 4.5 m (ground floor + attic). Utility connections (electricity, water, and sewage) are brought to the plot boundary and are divided for two separate houses. The lot is accessible via a paved road.

The price includes an architectural study and **project documentation** necessary for a building permit application. According to the design, the plot can accommodate **one or two modern two-story villas** that are thoughtfully integrated into the sloping terrain. The upper villa offers a 5-bedroom layout with a spacious terrace, a garage for two cars, a sauna, a fitness area, and an outdoor pool. The lower villa is designed as a 4-bedroom home with a double garage and expansive terraces that enhance the stunning **views** of the surrounding greenery.

**Bílovice nad Svitavou** provides all the essentials for comfortable living, including a kindergarten and elementary school, a medical center, a shop, a restaurant, a post office, and a library. The village's landmarks include the Church of St. Cyril and Methodius and the **Liška Bystrouška Hunting Lodge**, made famous by journalist and writer Rudolf Těsnohlídek, who set his story about the clever fox there. Active residents can take advantage of tennis and mini-golf courts or participate in community events organized by local associations. **A bike path runs through the village along the Svitava River**, while the extensive network of forest trails, educational paths, and caves in the **Moravian Karst** offers endless opportunities for exploration.

Total area 2,679 m<sup>2</sup>.











