



Land

1 000 m², Brno-venkov, Bílovice nad Svitavou, Havlíčkova

€ 360 649 | CZK 9 000 000





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Price per sq. m.	9 000 CZK
Total area	1 000 m ²
Land type	Housing
Reference number	108085

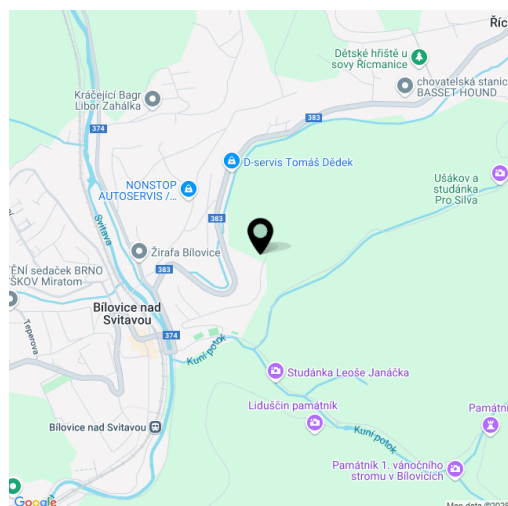
On the very edge of the Moravian Karst, on a hillside above the village of Bílovice nad Svitavou, lies this south-facing building plot with a project for the construction of two family villas that offers absolute peace, privacy, and stunning views. The location promises quick access to the center of Brno by car (20 minutes) or train.

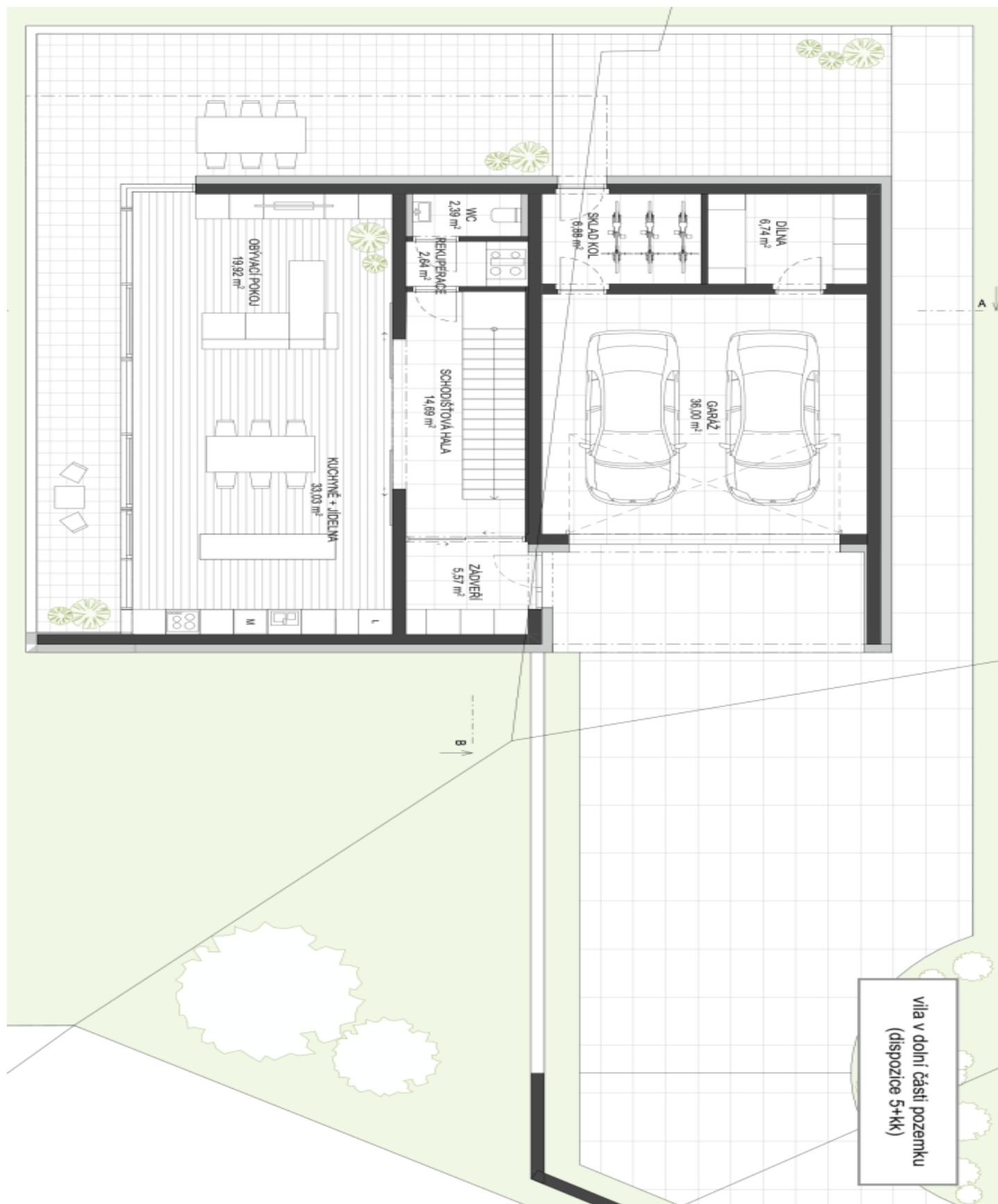
The sloping plot is designated in the zoning plan as an **area for residential housing (BR)** with a **buildability coefficient of 0.3** and a building height limit of 0 to 4.5 meters (ground floor + attic). Utility connections (electricity, water, and sewage) are available at the plot's boundary, where an old basement-equipped family house stands, suitable for demolition.

The price includes an architectural study and **project documentation** necessary for a building permit application. According to the design, a **modern two-story villa** can be built on the plot, thoughtfully integrated into the sloping terrain. The proposed house features a **4-bedroom layout with an open-plan living area, three bathrooms**, a double garage, and spacious terraces that enhance the scenic **views** of the surrounding greenery.

Bílovice nad Svitavou offers everything needed for comfortable living, including a kindergarten, elementary school, medical center, shops, restaurants, a post office, and a library. The village's landmarks include the Church of St. Cyril and Methodius and the historic **Liška Bystrouška Hunting Lodge**, made famous by journalist and writer Rudolf Těsnohlídek in his book about the clever fox. Active residents can enjoy a tennis and mini-golf court, as well as community events organized by local associations. The village is intersected by a **bike path** along the Svitava River, while hikers can explore an extensive network of forest trails, educational paths, and caves in the **Moravian Karst**.

Total area 1,000 m².





vila v dolní části pozemku
(dispozice 5+kk)

