





Retail space

71 m², Brno-venkov

€ 277 498 | CZK 6 832 000

Total area	71 m²
Parking	2 parking spaces in the courtyard
PENB	B
Reference number	103602

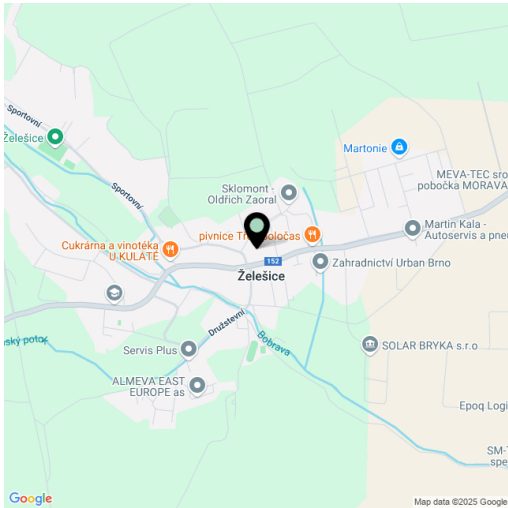
This highly visible non-residential space with 2 parking spaces is located on the ground floor of a new residential building, built on the main street of the wine-growing village of Želešice on the outskirts of Brno.

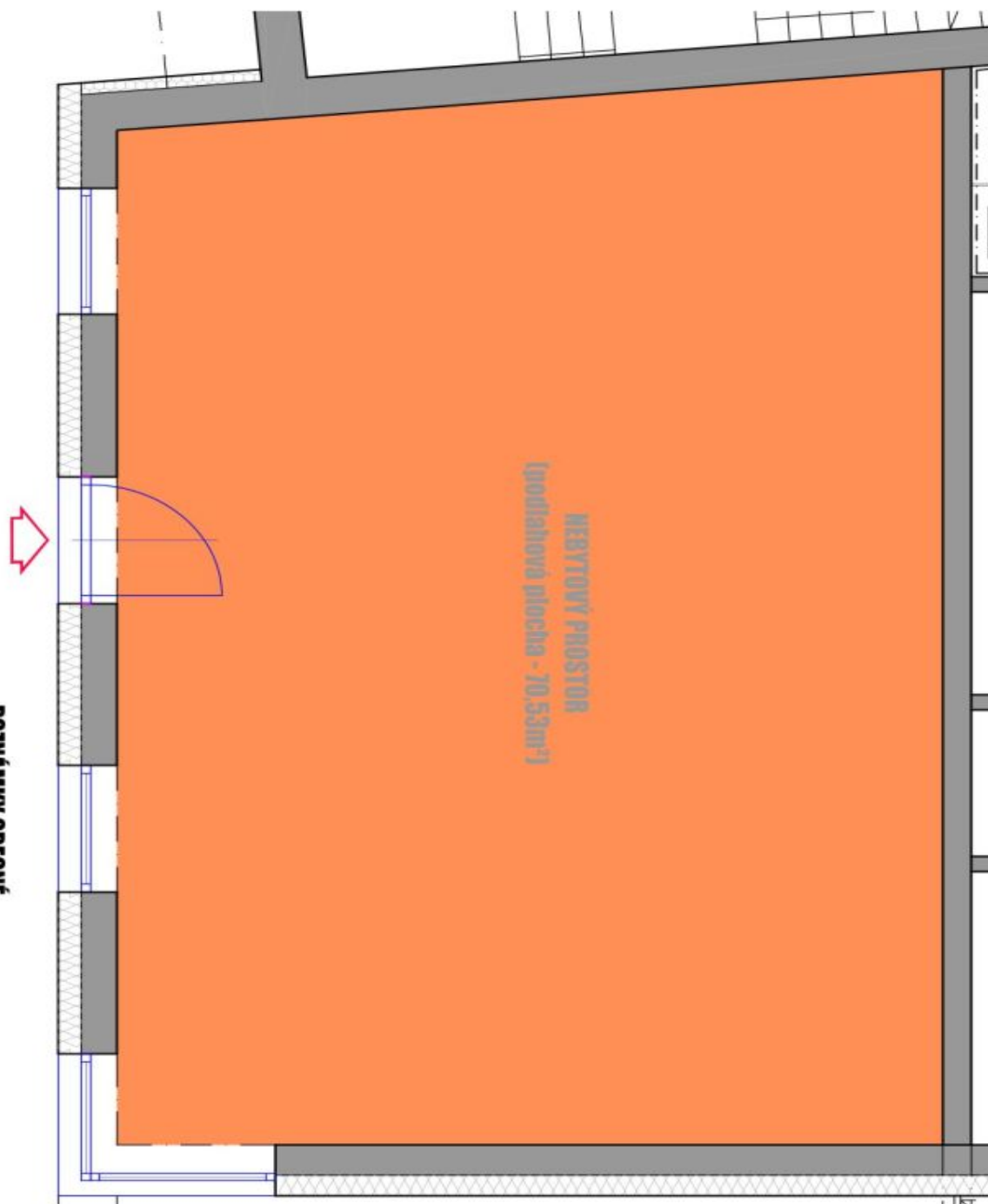
The area consists of one large space with variable use. The entrance is directly from the main street, where the large, south-facing windows also face.

The building was completed in 2023. The space is offered in a shell & core condition; water and electricity distributions are ready. Central gas heating. The purchase price includes 2 parking spaces in the courtyard.

Almost 2,000 inhabitants live in the village, located in the wine-growing region near Pálava, and regular cultural events are organized here, which attract many visitors. A popular bike path also passes through Želešice, which leads to the Bobrava Nature Park. The place is also easily accessible by car and bus.

Total area 70.53 m².



**POZNÁMKY OBECNÉ**

- ROZMĚRY MÍSTNOSTÍ NUTNO TOLEROVAT S REZERVOU, JAKO ODCHYLKU MĚŘENÍ VLIVEM RŮZNÝCH POVrchOVÝCH ÚPRAV.
- ZAKRESLENÉ VYBAVENÍ INTERiéRU MÁ SCHEMATICKÝ CHARAKTER.
- DOKUMENTACE NENÍ URČENA PRO NÁVRHY DALŠÍCH KONSTRUKČNÍCH A TECHNICKÝCH ŘEŠENÍ.
- PROSTOR URČENÝ K DOSTAVBĚ PRO KONEČNÍ ÚČEL Y.

