



Apartment Two-bedroom (3+kk)

€ 356 891 | CZK 8 792 000

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





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Total area	77 m²
Parking	1 outdoor parking space
Cellar	Yes
PENB	B
Reference number	103603

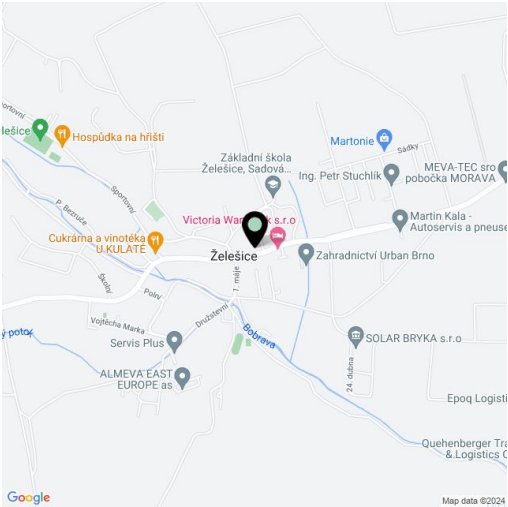
This new attic apartment with a high-quality interior and a parking space is located on the 2nd floor of a residential project that was completed in 2023 in the wine-growing village of Želešice on the outskirts of Brno, near the Bobrava nature park.

The layout consists of a spacious living room with a kitchen and dining area, 2 bedrooms, a bathroom, a separate toilet, a closet, and a foyer.

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, **recuperation unit**, 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 77.34 m², attic 30.15 m².

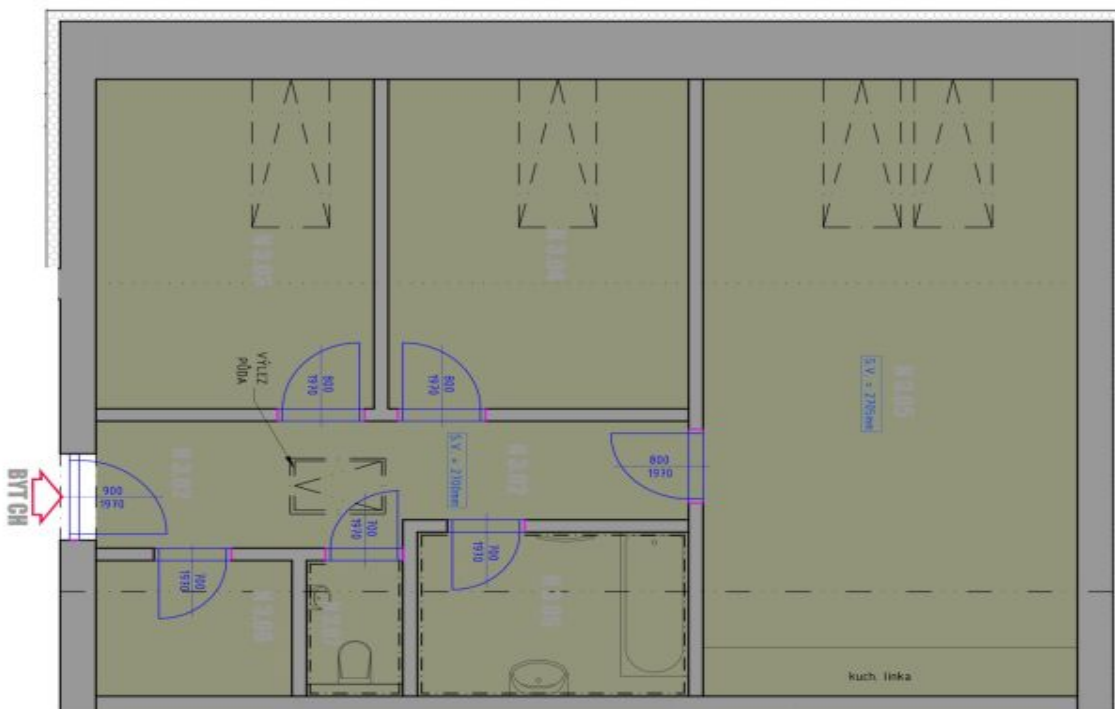


* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

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BD ŽELEŠICE BYT CH



PRÍSTAV / PRÍLOHA PODLAH	C. M.	VEĽ KAPITULU	PRÍLOHA	PRÍLOHA
N.3.02	PRÍSTAV	0.48	KAPITULÁ DLAŽBA	
N.3.03	PODOL	12.36	DIEVŇA PLOV PODLAHA	
N.3.04	LODICE	12.94	DIEVŇA PLOV PODLAHA	
N.3.05	OBVŔACÍ PODOL *	28.45	DIEVŇA PLOV PODLAHA	
N.3.06	KAPITULÁ S JEDINOU	5.44	KAPITULÁ DLAŽBA	
N.3.07	VE	1.44	KAPITULÁ DLAŽBA	
N.3.08	ILUČNÝ PROSTOR	2.91	KAPITULÁ DLAŽBA	
UŠŤNÁ PLOCHA CERKVI		13.22		

- ROZDĚLÝ MÍSTNOSTI KÚTNOU TOČITELNĚ A REZERVUJÍ, JAKO ODDĚLYKU MĚŘENÍ VLIVEM RŮZNÝCH POVRCHOVÝCH ÚPRAV.
- ZAMĚŘENÉ VYBAVENÍ INTERIÉRU MÁ SCHEMATICKÝ CHARAKTER.
- DOKUMENTACE NENÍ ÚJEKNA PRO ÚVÁHY NEBO DALŠÍCH KONSTRUKTIVNÍCH A TECHNICKÝCH PŘEJMŮ.

STANDARDY BYTU

- OTEPĚ ZNAČKY POKY: 054-0282 KOVÁNÍ KUKAVY - COPIA DUKA-5 ČERNÁ
- DOPRAVA TĚLESA - KOPALOK RAKON LÁZE, OTEPĚ TĚLESA - THERMA TREND DABEN
- PRŮBĚH OSVĚTLI SÁMOTNĚHO ŽALÍZÍ S PŘEDPOVĚDÍM NA VYŽÁDKU OSVĚTLA SÁMOTNA
- ZNAČKY JAKO: HEKLO, ALCOLOPIN, GATHE, JAKO, LUBITO, BATEK, DŘEVOVA, BILANO, LIMO-5
- ZÁKLADY A VYPÍNAČE ABB THE STAROSTRIBNA
- VYPALENÍ KUCHYNSKÉ LAMKY
- LÉČENEC KUCHY - MHPPOOL, ART99101
- TROJKA - MHPPOOL, AKZ394,8018
- VARNÁ DESKA - MHPPOOL, W1372040E
- MROVINKA TROJKA - MHPPOOL, AMW73018
- DVEŘE - MHPPOOL, W1372041,ELX
- MYTNA - ELECTROLUX, 054-0282