



Apartment One-bedroom (2+kk)

Sold

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





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Total area	68 m²
Parking	-
Cellar	Yes
PENB	B
Reference number	103611

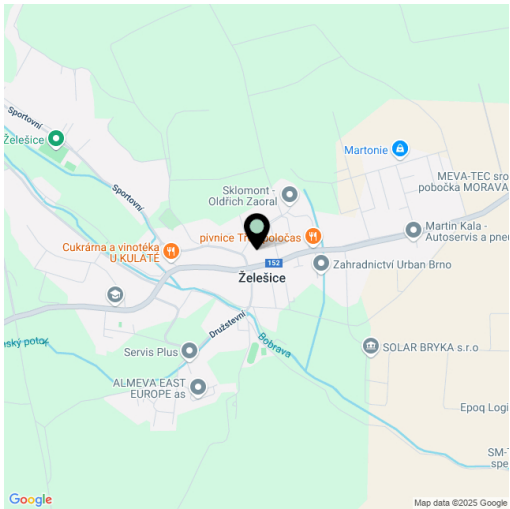
This new, bright apartment finished to a high-quality standard with parking is part of a residential project that was completed in 2023 in the wine-growing village of Želešice on the outskirts of Brno, near the Bobrava Nature Park.

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.

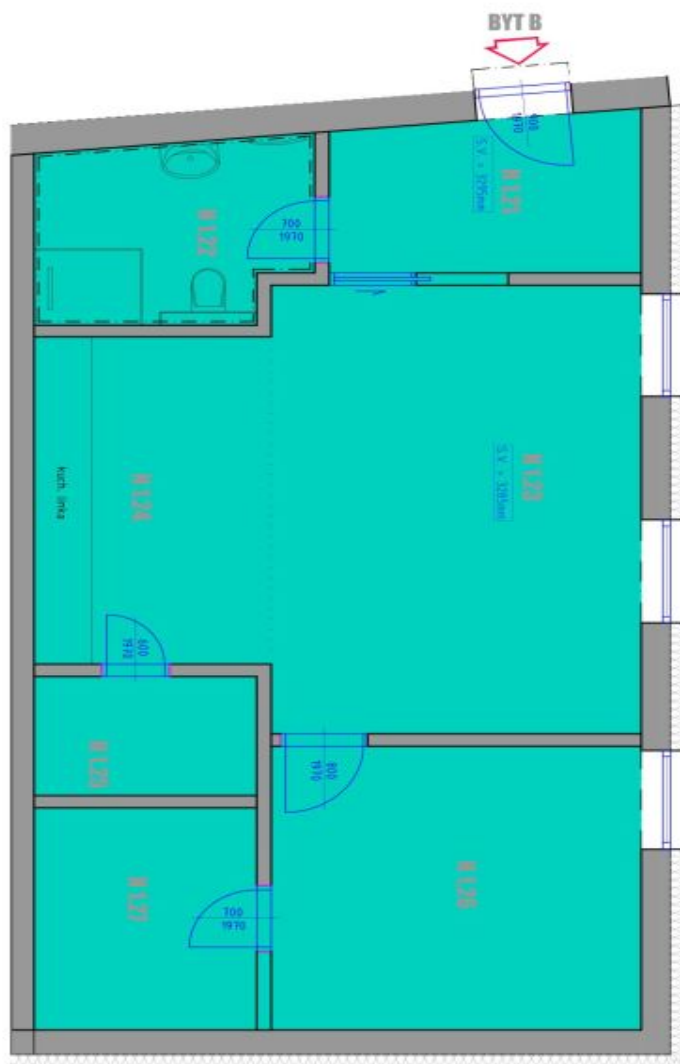
The village, located in a **wine-growing region**, has a kindergarten and elementary school, grocery stores, a cafe, and a **riding club**. Complete civic amenities are available in Brno, with which the village has fast bus connections. A major advantage is also its easy connection to the D52 highway 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.

BD ŽELEŠICE BYT B



LEGENDA MISTNOSTI					
PRISTAVI / OPREDELJENJE	L.Š.	ŠLOK MISTNOSTI	PRISLOVJE OPREDELJENJE	PROLOG	POLOG
B71 B 246 (662897)	N127	ZAVOBI	6.02	KEPANECA SLATKA	
	N122	KOPREMA	5.99	KEPANECA SLATKA	
	N123	OPREVAJ PLOD	20.30	OPREVAJ PLOD PODLAMA	
	N124	KOPRENE	9.70	OPREVAJ PLOD PODLAMA	
	N125	KOPREMA	3.47	KEPANECA SLATKA	
	N126	LODNE	0.91	OPREVAJ PLOD PODLAMA	
	N127	SLATKA	6.69	OPREVAJ PLOD PODLAMA	
LODNA MISTNA, KLEH			65.01		

- ROZHLÍDEJTE SI JISTOTY JINAKO! TOLEROVAT S RIZIKOVOU, JAKO DOCHYTITELNÝ MĚŘENÍ VLASTNÍ RIZIKOVÝCH PŮVODNÝCH ÚPRAV.
- ZAKRESLENÉ VYBAVENÍ INTERIÉRU MÁ SYSTÉMATICKÝ CHARAKTER.
- DOKUMENTACE NEJEN ÚČELNÁ PRO NÁVRYH DÁLŠÍCH KONSTRUKČNÍCH A TECHNICKÝCH ŘEŠENÍ!

• DIVERZ. ZNALEKY POKUŠ. OSAZEN. KOJANI. KILAYI. • COBPA. GABIA. 5. FENIA.
• OTPIRA. TILISA. • KOZALOP. RAK. LICE. OTPIRE. ZILIKRY. • INTENAL. INTEN. DARIEN.
• PREŠEK. OSAZEN. SAKHTANHO. ZARILIZ. SPECIFIKOVANO NA VYŽADOVANI. OSAZENIA. SMRTIA.
ZNAKY. KAK. NEBO. AT. VYHNALE. ABO. THE. STARDOS. RIBHNA.
• ZASLUKY. AT. VYHNALE. ABO. THE. STARDOS. RIBHNA.
• VYTAVEN. KUCYVACE. INKY.
• VYTAVEN. KUCYVACE. INKY. ART9901.
• LILIZICE. KURBI. • WHIRPOOL. AKZ948180.
• TROUBA. • WHIRPOOL. WLS7765NE.
• VARNIA. BEXKA. • WHIRPOOL. WLS7765NE.
• MAKROVIZNA. TROUBA. • WHIRPOOL. AMW1070NB.
• DODIEKTY. • WHIRPOOL. WCT394761BX.
• MYKA. • ELECTROLUX. EES34300L.