



Apartment One-bedroom (2+kk)

Sold

57.7 m², Břeclav, Valtice, P. Bezruč





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Total area	77 m²
Floor area*	58 m²
Terrace	19 m²
Parking	-
Cellar	Yes
PENB	C
Reference number	108907

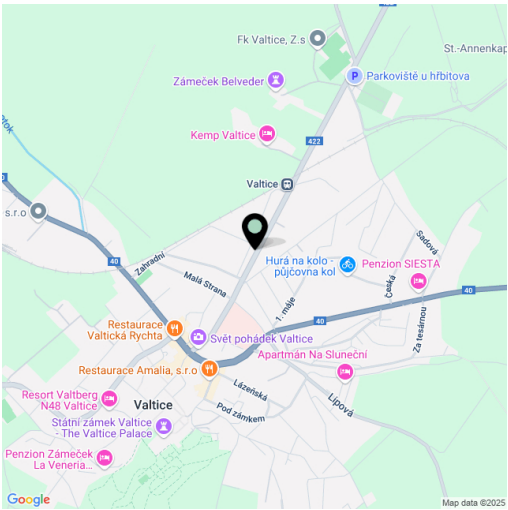
This modern apartment with a terrace and view of the Church of St. Augustine is located in a newly built, low-rise mixed-use building with an elevator. The residence stands right in the heart of Valtice, a picturesque wine town near the Austrian border. Excellent investment opportunity.

The layout of the apartment on the 2nd floor includes a living room with a dining area and kitchen, a bedroom, a bathroom (with a shower, sink, toilet, and heated towel rail), an entrance hall, and a storage room. Both main rooms have access to a **spacious terrace with a pleasant view**.

Features include **air conditioning** in the living room, plastic triple-glazed windows with **exterior blinds**, vinyl floors, built-in storage, an intercom, Whirlpool kitchen appliances (fridge, freezer, dishwasher, electric and microwave ovens, ceramic hob), a retractable awning above the terrace, and wooden decking on the terrace. Heating is provided by a central district system. The apartment is wheelchair accessible. Residents can use the shared pram room. A parking space is available. The purchase price includes **all furniture and equipment**.

Thanks to its strategic location in the **tourist-favored historic zone of Valtice**, this property is a strong investment opportunity and is also nicely suited for **short-term rentals**. Right by the building is a supermarket and other shops, medical services and pharmacies, restaurants, and of course, **wine taverns**. The National Agricultural Museum and the expansive **castle park** with a romantic architecture, a theater, sculptures, and a fountain are nearby. The well-known **Valtice underground wine route** is also within easy reach. The town lies near Břeclav and is well connected by train and bus. It forms part of the **Lednice-Valtice Cultural Landscape**, a **UNESCO World Heritage Site**.

Floor area 57.7 m², terrace 19 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.