



## Land

1 218 m<sup>2</sup>, Břeclav, Mikulov, Rudolfa Gajdoše

€ 304 630 | CZK 7 500 000







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Price per sq. m.	6 158 CZK
Total area	1 218 m²
Land type	Housing
Reference number	109277

This building plot in one of the most sought-after South Moravian villages PAvlooffers stunning views of the vineyard-covered slopes of the Pavlov Hills and the silhouette of the Dívčí Castles. The traditional wine-growing region of Pavlov lies on the shore of the Nové Mlýny Reservoir, right on the edge of the Pálava Protected Landscape Area, making it an ideal location for both permanent living and recreational use in the attractive surroundings of South Moravia.

A gently sloping, elongated plot is designated in the zoning plan as a **mixed residential area (SO)**, allowing for the construction of a **family house or recreational building**, with a broader range of possible auxiliary uses. Any new development must comply with the spatial arrangement conditions and regulatory elements set by the municipality. The maximum allowable building area is 180 m². Currently, the plot is occupied by an **old vineyard**; **utility connections are not yet in place**.

Pavlov, often referred to as the **pearl of South Moravia**, is situated on the eastern slope of **Děvín Hill**, right on the edge of the exceptional **Pálava Protected Landscape Area**. The village is best known for its winemaking and archaeology, with popular destinations including the Děvičky Castle ruins, the Pavlov Archaeopark, and the network of Moravian **wine cycling trails**. Full civic amenities are available nearby, and the location offers excellent access to Brno, Vienna, and Bratislava.

Total area 1,218 m².

