



Land

2 505 m², Brno-město, Ořešín

Ask for price



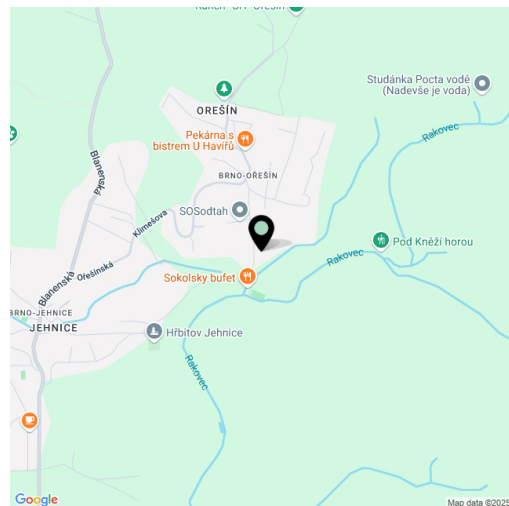


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Price per sq. m.	Ask for price
Total area	2 505 m²
Land type	Housing
Reference number	109303



This fully serviced 2,505 m² building plot with a prepared project for a modern family house is located in the southern part of the Ořešín district. The plot offers peaceful and private living right next to a forest, along with excellent transport connections to the city, making it suitable for everyday commuting.

The southeast-facing plot is connected to all utilities — water, sewage, electricity, and gas. Access is provided by a **quiet asphalt road** that runs along the edge of the property. A project is available for the construction of a single-story family **house with a 5-bedroom layout** including a kitchen (6+kk), spacious terraces with views of the greenery, and a basement garage for six cars. Heating will be provided by a gas boiler and an air-to-water **heat pump**. A **building permit** application will be submitted for the project.

This location will especially appeal to **nature lovers** and those who enjoy active outdoor recreation. Three hiking trails run directly near the plot, cutting through a vast forested area bordered to the east by the Svitava River. Just a few minutes' walk from the property, you'll find the **Rakovec leisure area** with a popular "Sokol" refreshment stand, and in the summer months, swimming is possible in nearby ponds. A kindergarten is located directly in Ořešín, while the nearest elementary school is in the neighboring district of Jehnice. The closest shopping area is in **Řečkovice**. Regular bus line no. 70 provides convenient access to the **center of Brno – Královo Pole**.

Total area 2,505 m².