

Apartment Two-bedroom (3+kk)

Sold

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



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| | |
|------------------|-------------------------|
| Total area | 96 m ² |
| Parking | 1 outdoor parking space |
| Cellar | - |
| PENB | B |
| Reference number | 103607 |

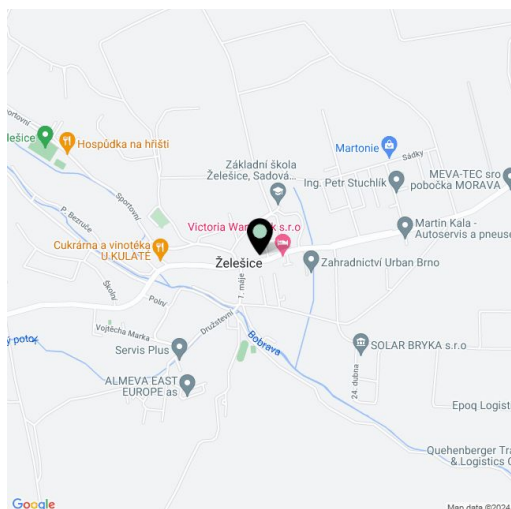
This bright apartment with beautiful original vaulted ceilings finished to a high-quality standard with a parking space is located on the ground floor of a residential project that was completed in 2023 in the wine-growing village of Želešice on the outskirts of Brno, near the Bobrava nature park.

The layout consists of a spacious living room with a kitchen and dining room, 2 bedrooms, a bathroom (with a shower and bathtub), a **walk-in wardrobe**, a separate toilet, a closet, and a foyer.

The preserved vaulted ceilings add to the atmosphere of the apartment. 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, 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 95.71 m².

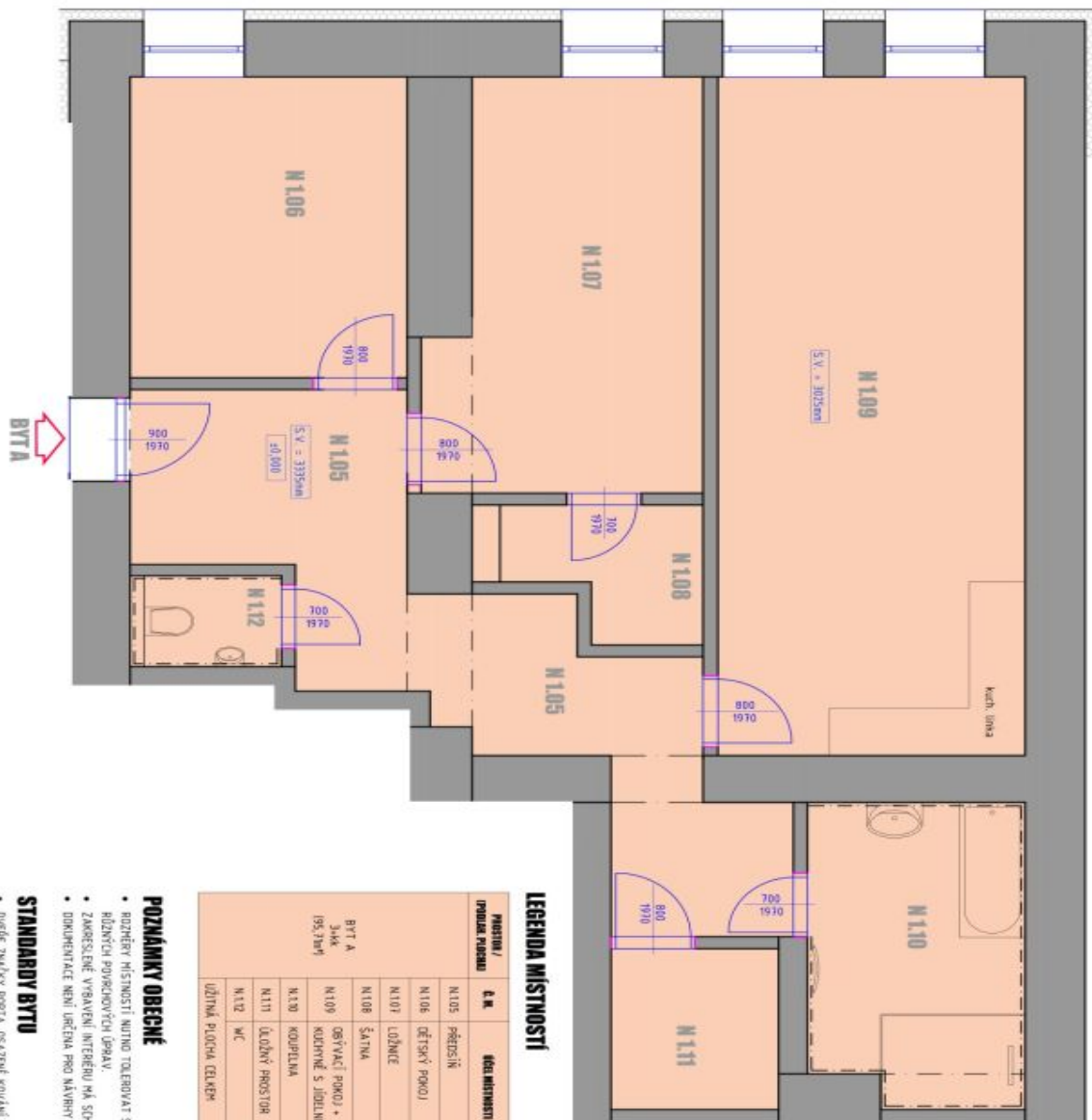


* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

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LEGENDA MÍSTNOSTI

| PROSTOR / (PROSTOR POUŽITÍ) | Č. N. | VELIKOST MÍSTNOSTI | PROSTOR (M ²) | PODLAHA | POVLAKOVA |
|---|---------------------------------------|--------------------|---------------------------|---------|-----------|
| N 105 | PŘEDSÍŇ | 17,01 | KERAMICKÁ DLAŽBA | | |
| N 106 | DETIŠKÝ POKOJ | 9,23 | DEŘEVĚNÁ PLOV. PODLAHA | | |
| N 107 | LÓDŽIE | 14,31 | DEŘEVĚNÁ PLOV. PODLAHA | | |
| N 108 | ŠATNA | 3,01 | DEŘEVĚNÁ PLOV. PODLAHA | | |
| BYT A 3+kk (95,71m ²) | OBÝVAČÍ POKOJ + KUCHĚNĚ S JÍDELNOU | 27,98 | DEŘEVĚNÁ PLOV. PODLAHA | | |
| N 109 | KOUPELNA | 8,51 | KERAMICKÁ DLAŽBA | | |
| N 110 | LÓDŽNÝ PROSTOR | 3,45 | KERAMICKÁ DLAŽBA | | |
| N 112 | WC | 1,42 | KERAMICKÁ DLAŽBA | | |
| JÍDELNĚ PÍČOČNÍ CELKOVĚ | | | 86,32 | | |

BD ŽELEŠICE BYT A

POZNÁMKY OBECNĚ

- ROZHRNÝ MÍSTNOSTI NUTNO TOLEROVAT S REZERVOU, JAKO DODATEK NEŘEŠENÍ VÝVĚH
- RŮZNÝCH POUČKOVÝCH ÚPRAV
- ZÁKRESLENÉ VYBAVENÍ INTERIÉRU MÁ SOUČASNÝCH CHARAKTER
- DOPLNĚNÍ NEJÍ URČENA PRO NÁVRYH DALŠÍCH KONSTRUKČNÍCH A TECHNICKÝCH ŘEŠENÍ

STANDARBY BYTU

- DVEŘE ZNAČKY PORTA OSAZENÉ KOVÁNÍ KUKYI - COBBA GAJDA S TERNA
- OTOPNÁ TĚLESKA - KOPADO RALOM LINE, OTOPNÉ ŽEBŘÍKY - THERMA TEND GABRY
- PŘESNĚ OSAZENÍ SVĚTLNÝH ZARIŽENÍ SPECIFIKOVANO NA VÝŽADAVU OSAZENIA SAMTA
- ZNAČKY JIKA, HERRU, ALCOBORN, BATERIE JIKA COBITO, BATERIE DEŽEVIA BILANCO LINDA S
- ZÁSUŠKY A VYPÍNAČE ABB THE STAROSTIENIENÁ
- VYBAVENÍ KUCHĚNĚ LNKY
 - LEDNICE KORB - WHIRPOOL ART9801
 - TROJBA - WHIRPOOL AC29944898
 - VARNÁ DESKA - WHIRPOOL W15736NE
 - MROZIVNÁ TROJBA - WHIRPOOL ANH736LNB
 - DVEŘTŮR - WHIRPOOL WCT364L1BX
 - PŘÍČKA - ELECTROLUX EES34220L