

Land

€ 1 039 455 | CZK 25 950 000

2 679 m², Brno-venkov, Bílovice nad Svitavou, Havlíčkova



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Price per sq. m.	9 686 CZK
Total area	2 679 m ²
Land type	Housing
Reference number	108084

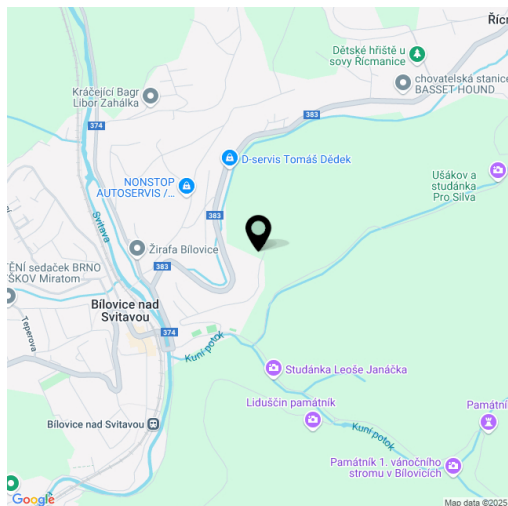
This south-facing plot with a project for the construction of two family villas and breathtaking views of the picturesque village of Bílovice nad Svitavou offers a unique combination of privacy and connection with nature. The location is highly accessible, with a 20-minute drive to the center of Brno, and a convenient train connection as an alternative.

The sloping building plot, with an existing family house in the lower part intended primarily for demolition, is designated in the zoning plan as an area for residential housing (BR) with a buildability coefficient of 0.3 and a height limit of 0 to 4.5 m (ground floor + attic). Utility connections (electricity, water, and sewage) are brought to the plot boundary and are divided for two separate houses. The lot is accessible via a paved road.

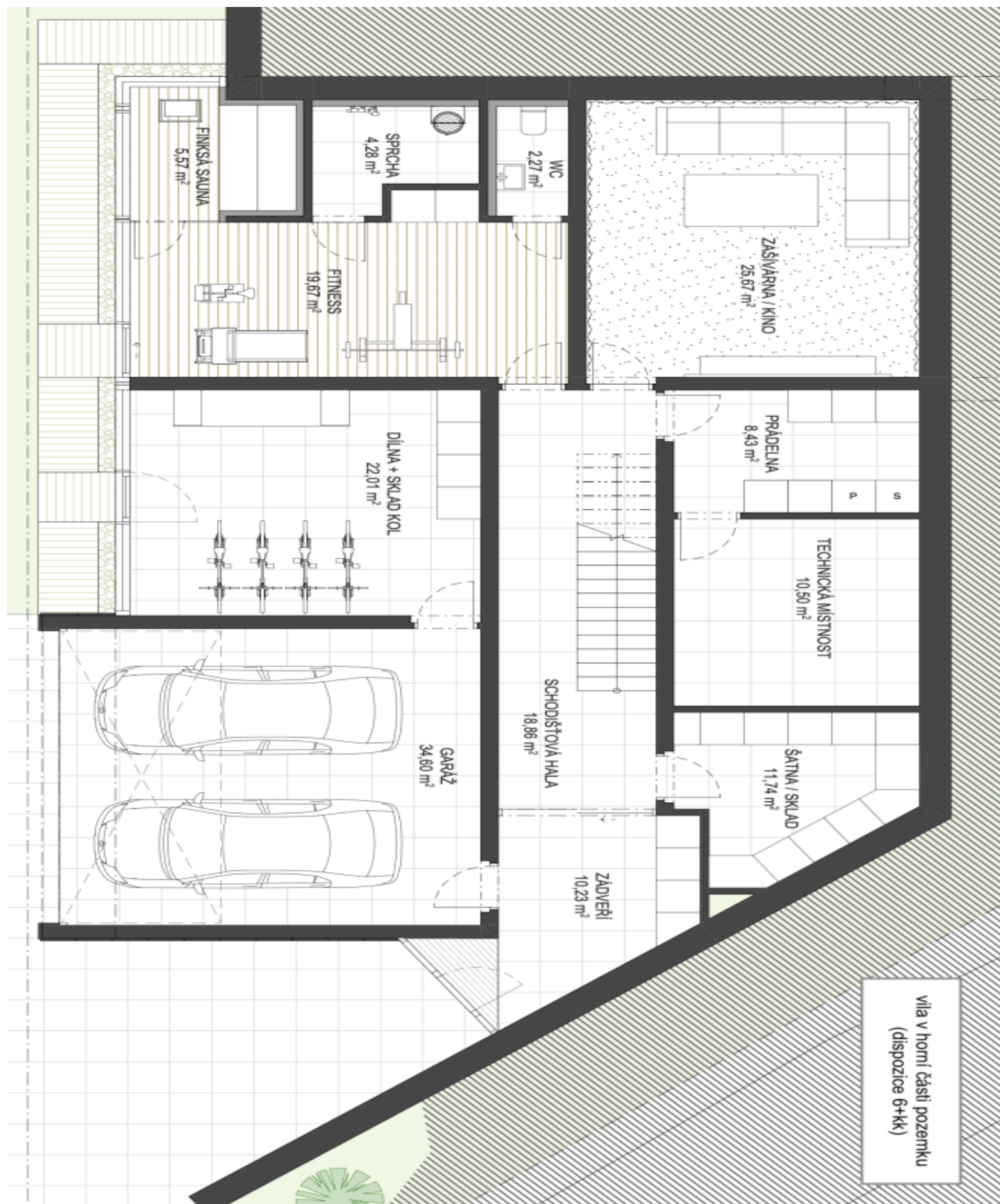
The price includes an architectural study and project documentation necessary for a building permit application. According to the design, the plot can accommodate one or two modern two-story villas that are thoughtfully integrated into the sloping terrain. The upper villa offers a 5-bedroom layout with a spacious terrace, a garage for two cars, a sauna, a fitness area, and an outdoor pool. The lower villa is designed as a 4-bedroom home with a double garage and expansive terraces that enhance the stunning views of the surrounding greenery.

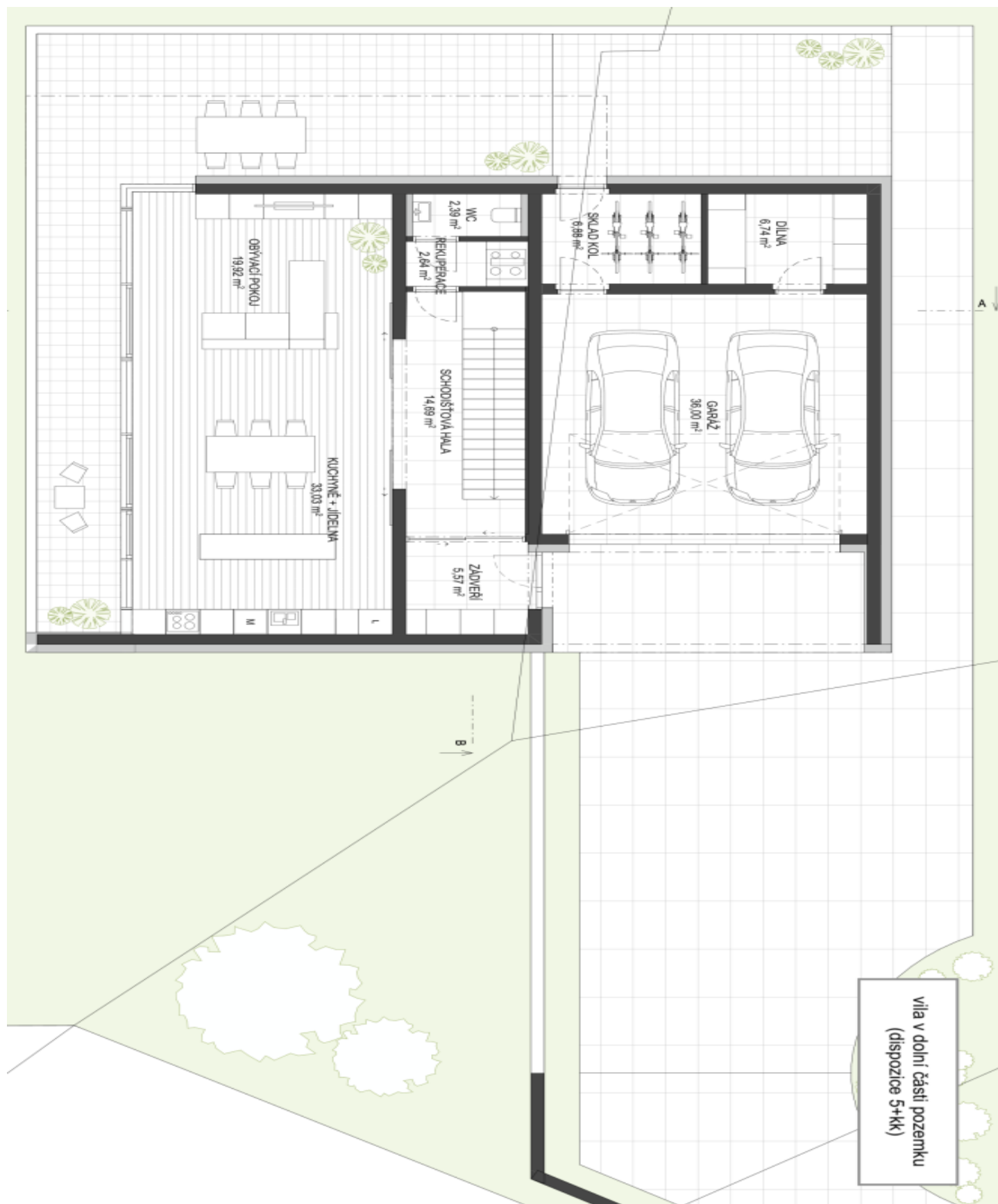
Bílovice nad Svitavou provides all the essentials for comfortable living, including a kindergarten and elementary school, a medical center, a shop, a restaurant, a post office, and a library. The village's landmarks include the Church of St. Cyril and Methodius and the Liška Bystrouška Hunting Lodge, made famous by journalist and writer Rudolf Těsnohlídek, who set his story about the clever fox there. Active residents can take advantage of tennis and mini-golf courts or participate in community events organized by local associations. A bike path runs through the village along the Svitava River, while the extensive network of forest trails, educational paths, and caves in the Moravian Karst offers endless opportunities for exploration.

Total area 2,679 m².









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