

## Apartment One-bedroom (2+kk)

€ 163 934 | CZK 4 100 000

48 m<sup>2</sup>, Žďár nad Sázavou, Žďár nad Sázavou



## Apartment One-bedroom (2+kk)

€ 163 934 | CZK 4 100 000

48 m<sup>2</sup>, Žďár nad Sázavou, Žďár nad Sázavou

Total area	56 m <sup>2</sup>
Floor area*	48 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	Outdoor space
Cellar	-
PENB	C
Reference number	42796

\* 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.

This apartment with two balconies, created in the middle of the pure nature of the Žďárské Vrchy Protected Landscape Area allows for year-round recreational use as well as permanent living. Beautiful walks or bike rides, golf, swimming. The entire project is approved and ready to move into.

The apartment area is divided into a living room with a **west-facing balcony**, 1 bedroom with an **east-facing balcony**, a separate kitchen, a bathroom (toilet, shower), a **walk-in wardrobe**, and a hall.

Facilities include floating laminate floors, windows with thermal insulated double-glazed panes, fireproof entrance doors, a fully equipped bathroom, and large-format tiles. The unit comes with an outdoor **parking space**. Residents can use the **barbecue pit**.

Within easy reach are rich civic amenities: grocery stores, a post office, a school, a library, ATM, a pharmacy, a restaurant, and a pastry shop. The village also offers a wide selection of leisure activities: a nature park, a **swimming pond**, a playground, a **museum of historical motorcycles**, a **nine-hole golf course**, and a small **ski resort**. The village boasts a beautiful location in the protected landscape area of **Žďárské Vrchy**. The drive from Brno takes about 1.5 hours and from Prague less than 2 hours.

Floor area 52.5 m<sup>2</sup>, balconies total 7.4 m<sup>2</sup> (2 x 3.7 m<sup>2</sup>).