



Apartment Two-bedroom (3+kk)

Sold

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

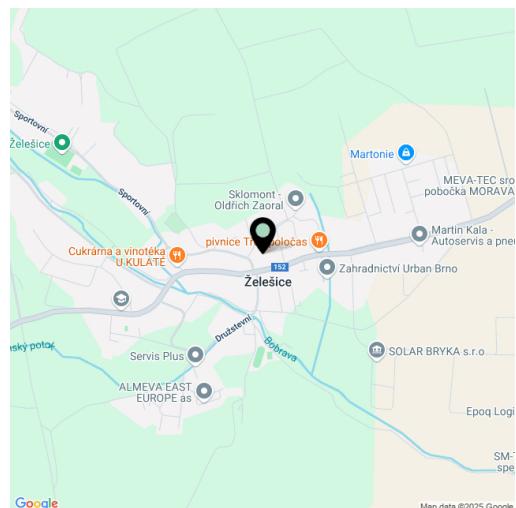




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Total area	83 m ²
Parking	1 outdoor parking space
Cellar	Yes
PENB	B
Reference number	103605



* 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 new apartment with a high-quality interior and a parking space is located on the 1st 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 bathtub), a walk-in wardrobe, a separate toilet, a vestibule, and an foyer.

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 82.65 m².



LEGENDA MÍSTNOSTÍ

PRÍRODNÉ VODNÉ PÔDORY	č. n.	DEJ. VĒTRINÁR	PRÍRODNÉ VODNÉ PÔDORY	PRÍRODNÉ VODNÉ PÔDORY
N 2.02	ZADNÉ	4,19	KERAMICKÁ DLAŽBA	
N 2.03	PREDNÉ	3,85	KERAMICKÁ DLAŽBA	
N 2.14	POKOJ	15,96	DEJ. VĒTR. PLOV. PODLAMA	
N 2.15	LOŽNÉ	13,77	DEJ. VĒTR. PLOV. PODLAMA	
N 2.06	DEJ. VĒTR. POKOJ + KUCHYNE S JEDLAMU	28,21	DEJ. VĒTR. PLOV. PODLAMA	
N 2.07	SÁDKA	3,67	KERAMICKÁ DLAŽBA	
N 2.08	KOUPALNA	5,07	KERAMICKÁ DLAŽBA	
N 2.09	WC	1,87	KERAMICKÁ DLAŽBA	
ÚLTIMA PÔDCA ELEKTR.	76,65	-		

POZNÁMKY OBECNÉ

BÖLNÝ MĚSTYSLAV NUDNÝ TOLUŘOVAT S REZERVOU JAKO OUDYKU HERNÝ VUVER
ZAŘEŠLE, VIBRAVENÍ, INTEREŠ MÁ SCHÉMATICKÝ CHARAKTER.
DOKUMENTACE NEJÍ URČENA PRO NAVRHY DALŠÍCH KONSTRUKČNÍCH A TECHNICKÝCH ŘEŠENÍ.

STANDARD BYTU

ODVÍT ZNAKY PORTA, OSÁZENÉ KOMÍN KULY - CIBRA GÁGAS, S. TĚŘINA
OTOPENÍ TELEZA - KORADO RAKOV, UNE, OTOPENÍ ZEBŘÍKY - THERMAL, TRENTR DALEN
PŘESNĚ OSÁZENÍ SAMOTNÝMI ZÁŘÍZINY SPEZIFICKOVA NA OSÁZENÍ SANTA
ZNAKY IKA, HERCO, ALCAUDEN, BATEFIA IKA, UGRO, BATEFIA, DREZOVÁ BLANCO LINUS, S. TĚŘINA
ZÁSUVKY A VÝPRAVÁKU, KULY, LÍNKY
VÝBAVY A VÝPRODEJ, TIPY, STANOVISÍRÁ
LETOČKA, KOPÍRKY - WHIRLPOOL, ART 594/610
TROUBA - WHIRLPOOL, AKT 594/610B
VÁHNA, DESKA - WHIRLPOOL, M 572/90NE
MIKROVNA, TROUBA - WHIRLPOOL, AM 750/40MB
DIGESTOR - WHIRLPOOL, MC 176/FLX
MYČKA - ELECTROLUX EES 5400L