



## Apartment Two-bedroom (3+kk)

Sold

64.13 m<sup>2</sup>, Brno-venkov, Želešice, 24. dubna

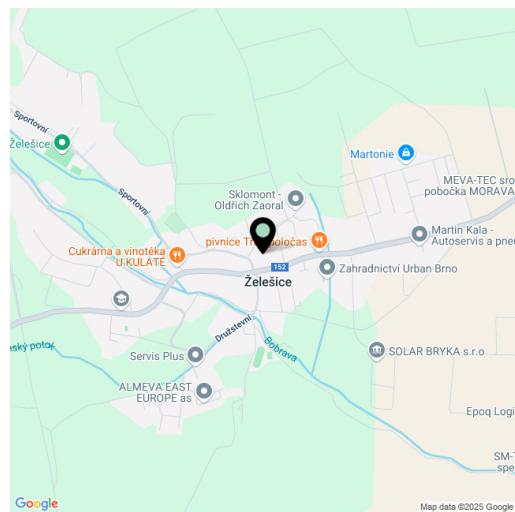




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Total area	64 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	B
Reference number	103606



\* 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, a parking space, and a private terrace 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 living room with a kitchen and dining area, 2 bedrooms, a bathroom, and a foyer. The apartment has a **terrace** (backyard) accessible by stairs from the living room.

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 64.13 m<sup>2</sup>, courtyard 8.78 m<sup>2</sup>.

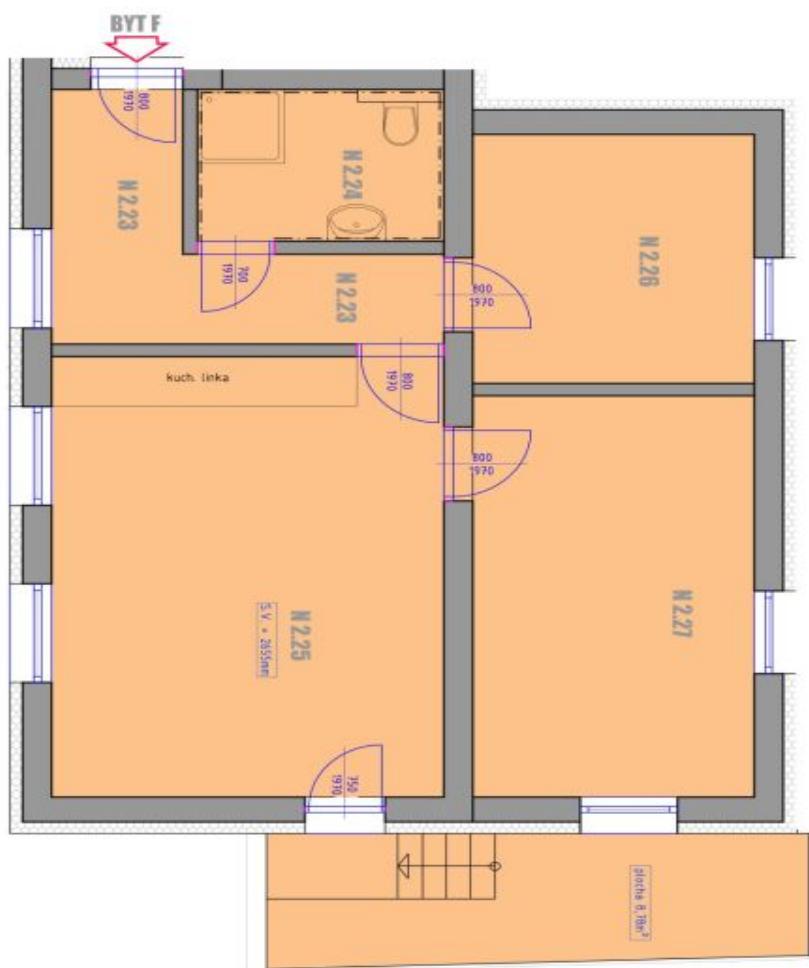


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BOŽEŠICE BYT



## LEGENDA MÍSTNOSTÍ

POZNÁMKY / OPAKA POKOJI	č. n.	OBEMÍSTNOSTI	PLOCHA	PLOCHA
	N 2.23	PRÍEDOSNÝ	7,85	KERAMICKÁ DLAŽBA
	N 2.24	KOPEĽNA	5,13	KERAMICKÁ DLAŽBA
BYT F 3+kk (64,13m <sup>2</sup> )	N 2.25	OBÝVACÍ POKOJ + KUCHYNĚ S JÍDELNOU	22,98	OBÝVACÍ POK. POKLADNA
	N 2.26	POKOJ	8,55	OBÝVACÍ POK. POKLADNA
	N 2.27	LOŽNICE	14,37	OBÝVACÍ POK. POKLADNA
ÚŽITNÁ PLOCHA CELKEM			59,88	-

## POZNÁMKY OBECNÉ

- ROZMĚRY MÍSTNOSTÍ MŮŽU TOLOUROVAT S RESERVOU, JAKO ODKYNUKU VĚŘENÍ VJEM
- RŮZNÝCH POKROVNÝCH JEHAV
- ZAMÍSTĚNÉ VYBÁVENÉ INTERIÉRŮ MÁ SCHÉMATICKÝ CHARAKTER
- DOKUMENTACE NEJÍ URČENA PRO NÁVODY DALŠÍCH KONSTRUKCIONÍCH A TECHNICKÝCH ŘEŠENÍ

## STANDARDY BYTU

- OVĚŘ. ZNAČKY PORTA, DSZNE, KOVÁNÍ KULVÍT - CORSA GAGA, S. ČERNÁ,
- OTOPENÍ TELESA - KOBADO RADI, LINE, OTOPENÉ ZDĚŇKY - THERMAL TREND, DAREN
- PŘESNÉ OSAZENÍ SAMOTÁRNÍHO ZAŘÍZENÍ SPECIFICKOVÁNO NA VÝZDÁNÍ DSZNE, SANTA, ZALEVKY, JAKA, MEREO, ALCAUDREN, BATERIE JAKA, CUBITO BATERIE, DĚŘZOVÁ, BLANCO, UNIS-S, ZÁŠKODY A VÝPLAČE ABS TME, STADOTŘÍSKA
- VYBAVENÍ KUCHYNĚS LÍNKY,
- LEDNICE, KOPÍS - WHIRLPOOL, AR 9810,
- TROUBA, SIEMENS, WHIRLPOOL, AR 9810,
- VANNA, DĚSKA - WHIRLPOOL, MASTİBANE,
- DUŠESTŘÍB - WHIRLPOOL, MASTİBANE,
- MYČKA - ELEKTROLUX, REF 64200.