



Apartment Two-bedroom (3+kk)

Sold

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





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Total area	96 m²
Parking	1 outdoor parking space
Cellar	-
PENB	B
Reference number	103607

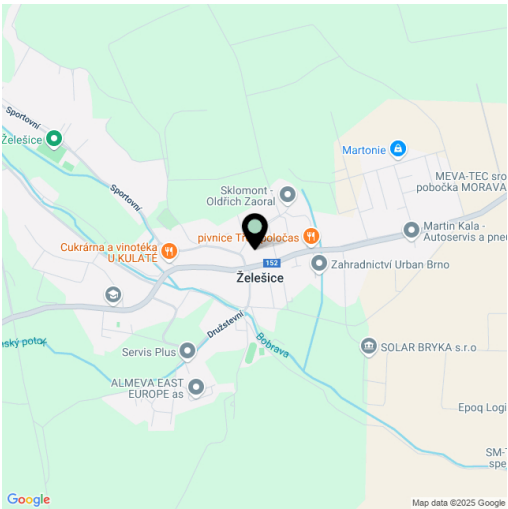
This bright apartment with beautiful original vaulted ceilings finished to a high-quality standard with a parking space is located on the ground floor of a residential project that was completed in 2023 in the wine-growing village of Želešice on the outskirts of Brno, near the Bobrava nature park.

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.



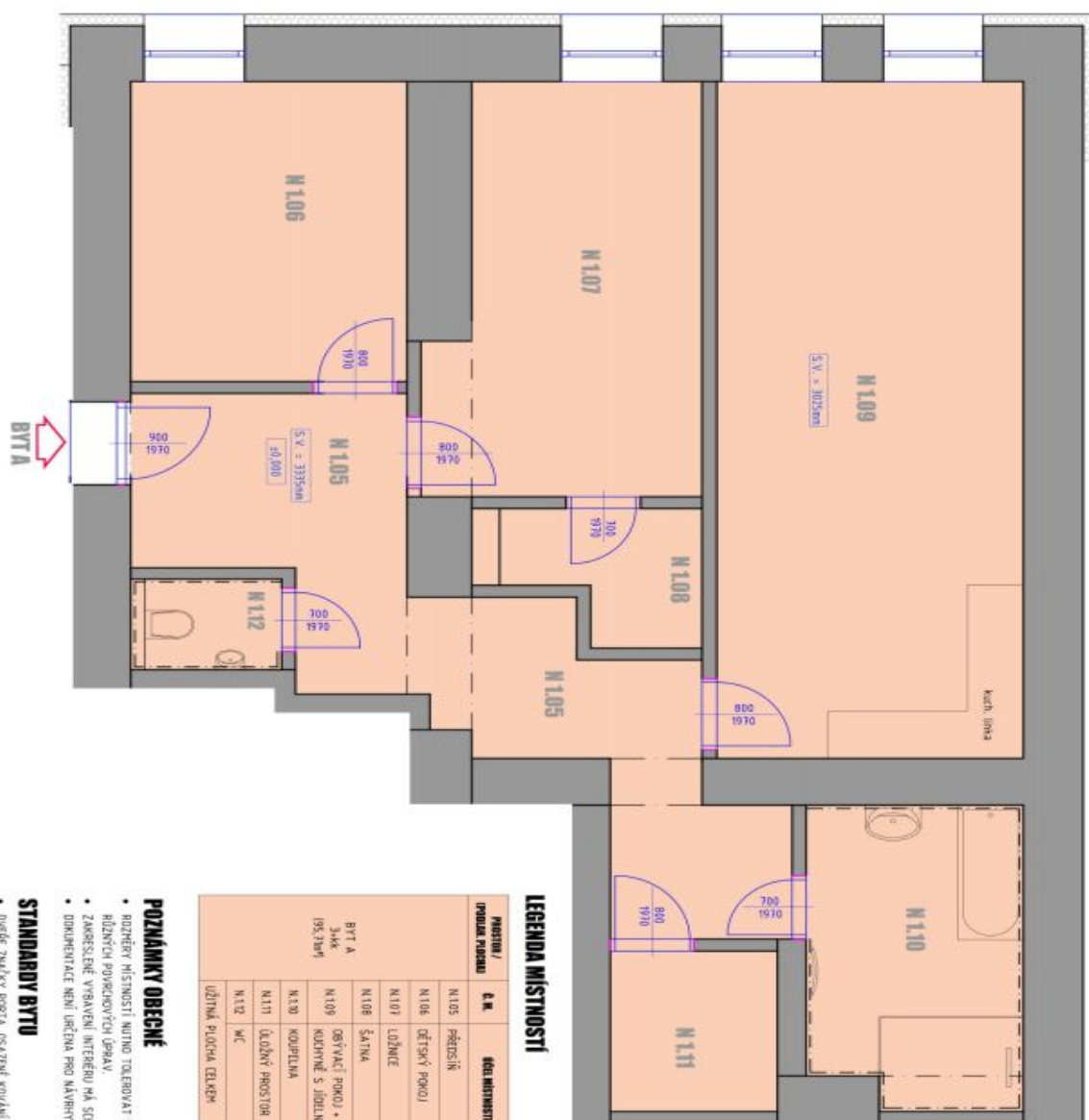
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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BD ŽELEŠICE BYT A

POZNÁMKY OBECNÉ

- ROZMĚRY MÍSTNOSTI NUTNO TOLEROVAT S REZERVOU, JAKO DODATEK K NĚJÍM NĚJÍM VÝHEM
- BUDOVY POUŽÍVÁJÍ SE POUZE
- ZAMÝSLĚNÉ VYBAVENÍ INTERIERU MÁ SOUHRNNÝ CHARAKTER
- DOKUMENTACE NENÍ UVEDENA PRO NÁVHRY DALŠÍCH KONSTRUKČNÍCH A TECHNICKÝCH ŘEŠENÍ

STANDARBY BYTU

- DVEŘE ZNAČKY PORTA OSAZENÉ KOVÁNÍ KUKY - COBBA GARD, S TĚNÍ
- OTEPILNÁ TĚLSA - KOPADO RACON LINE, OTEPILNÉ TĚŘEŽKY - THERMA THERM GARDEN
- PŘESNÉ OSAZENÍ SANITÁRNÍHO ZAŘÍZENÍ SPECIFIKOVANO NA VÝTAŽNÍM OSAZENÍ SANITA
- ZNAČKY JAKA, PERO, ALCAPODIN, BATERIE JAKA COBITO, BATERIE DŘEVĚNÁ BILANCO LINDA.S.
- ZÁSUŠKY A VYPÍNAČE ABBE TYPE STANOVISŤOVNÁ
- VYBAVENÍ KUCHYŇSKÉ LAMPY
- LÉNKY KOTBY - WHIRPOOL, ART9801
- TROJBA - WHIRPOOL, AC2794-8906
- VARNÁ DESKA - WHIRPOOL, W15736NE
- MROZIVNÁ TROJBA - WHIRPOOL, ANW139JNB
- DVEŘE - WHIRPOOL, W17344LIX
- PRŮČKA - ELECTROLUX EES4820UL