



House Five-bedroom (6+kk)

345 m², Vyškov, Slavkov u Brna

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Total area	345 m²
Plot	3 562 m²
Foot print	605 m²
Garden	2 957 m²
Floor area	226 m²
Terrace	65 m²
Parking	-
Cellar	-
PENB	A
Reference number	108170

Timeless Functionalist villa at the end of a cul-de-sac on the outskirts of Slavkov u Brna. Its impressive interiors, meticulously crafted from premium materials, are complemented by state-of-the-art technology, three spacious terraces, and a heated pool. The expansive plot, situated on a sunny south-facing slope, offers owners breathtaking views of the picturesque Moravian landscape and absolute privacy.

The layout of the house separates the social and private areas, including a dedicated **relaxation zone**. The entrance level (2nd floor) features the main living space with a dining area, a kitchen with a pantry, and access to a **terrace** that spans the entire southern side of the house. This level also includes a **garage for two large vehicles** and an entry hall with a **walk-in closet**. A spiral staircase leads to the ground floor, where the primary bedroom with a spacious walk-in closet, a bathroom with a bathtub and separate toilet, a children's room, a guest room with an en-suite bathroom, and a utility area are located. All three rooms have direct access to a large south-facing terrace with a **heated pool**. The top floor is a glass-walled relaxation area with access to a rooftop terrace. The lower level of the villa extends into a mature garden featuring rows of Tuscan cypress trees and plane trees, while an orchard surrounded by fragrant lavender beds rises above the house. A **covered parking area for two additional cars** is available on the north side of the property.

The offered price includes complete furnishings, excluding most artworks. The villa is equipped with aluminum windows with **insulating double glazing**, the floors are largely covered with designer **Italian tiles**, travertine and marble wall cladding, and Lamborghini designer wallpapers. Additional high-end features include a custom-made kitchen with **Miele** appliances and a black **African granite** countertop, a living area together with a dining room equipped with luxury **Minotti** furniture, **HANÁK** custom furniture, **Occhio** designer lighting, a **Bang & Olufsen** AV system, a bedroom equipped with a premium bed from the French house **Tréca Paris**, underfloor heating, air-conditioning, a Mercedes wallbox for EV charging, a **JABLOTRON security system**, and CCTV monitoring. The home has an A class energy efficiency rating, thanks to a **heat pump** and photovoltaic panels. A rainwater retention tank can be connected to the **irrigation system**.

Located 20 km east of Brno, Slavkov u Brna is historically renowned as the site of Napoleon's famous battle. Today, it attracts visitors with its **Baroque château** and gardens. The area offers golfing at **Austerlitz Golf Resort**, hiking trails in the Litava Valley and Ždánice Forest, or at the Memorial of Peace. The town provides full amenities, and it also offers quick access to the **D1 highway** (7.5 km) and good train and bus connections to Brno.



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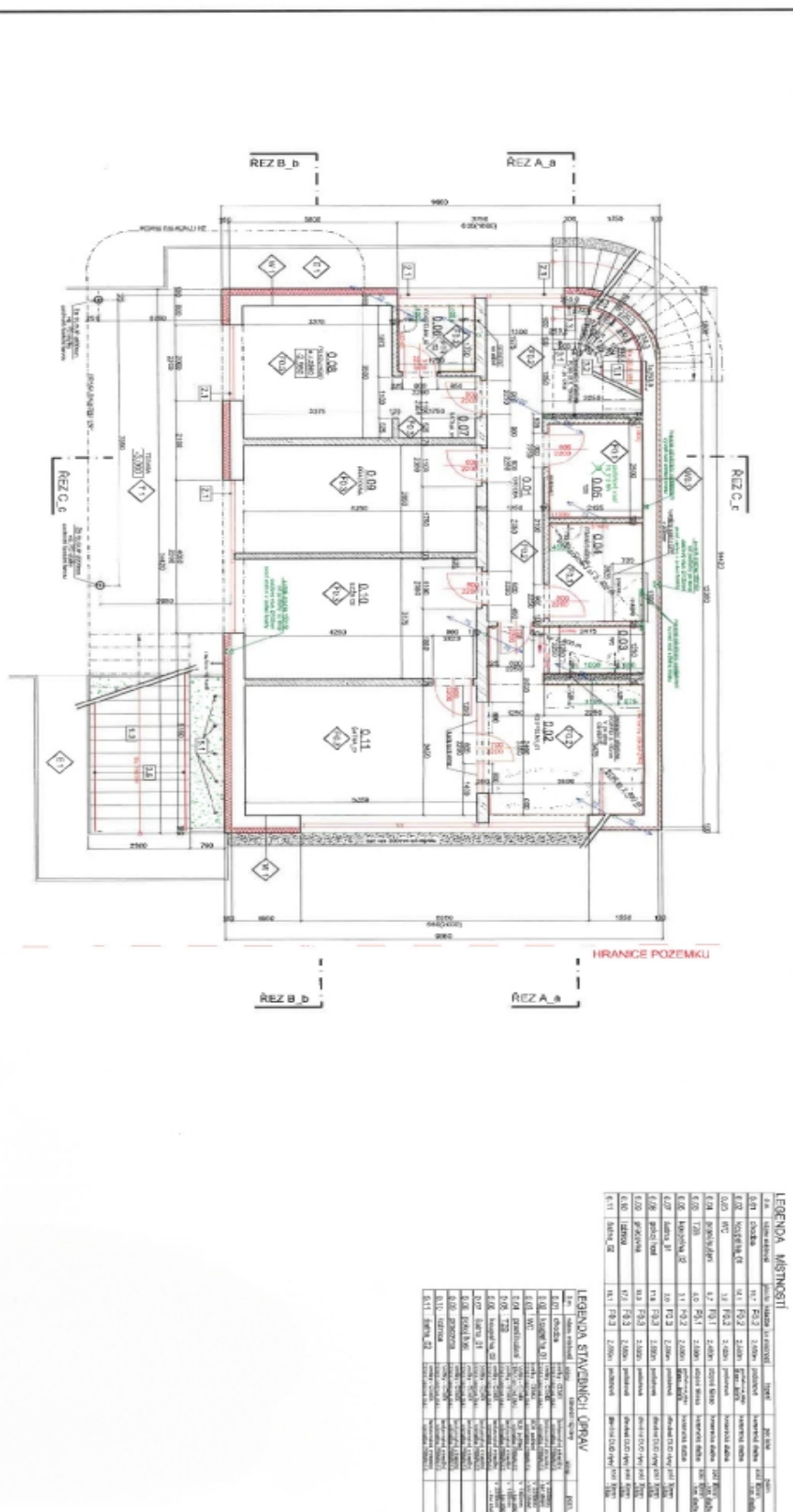
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Floor area 226 m², garage 54 m², terraces 65.33 m², built-up area 605 m², garden 2956.50 m², plot 3,561.5 m².

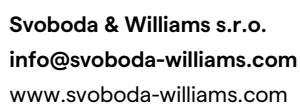
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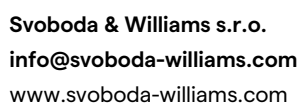
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The architectural floor plan shows a building layout with the following details:

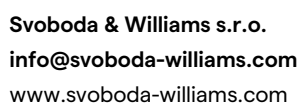
- Rooms and Dimensions:**
 - Room 1: 2200 x 2200
 - Room 2: 2200 x 2200
 - Room 3: 2200 x 2200
 - Room 4: 2200 x 2200
 - Room 5: 2200 x 2200
 - Room 6: 2200 x 2200
 - Room 7: 2200 x 2200
 - Room 8: 2200 x 2200
 - Room 9: 2200 x 2200
 - Room 10: 2200 x 2200
 - Room 11: 2200 x 2200
 - Room 12: 2200 x 2200
 - Room 13: 2200 x 2200
 - Room 14: 2200 x 2200
 - Room 15: 2200 x 2200
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 - Room 19: 2200 x 2200
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 - Room 21: 2200 x 2200
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 - Room 95: 2200 x 2200
 - Room 96: 2200 x 2200
 - Room 97: 2200 x 2200
 - Room 98: 2200 x 2200
 - Room 99: 2200 x 2200
 - Room 100: 2200 x 2200
- Staircase:** Located in the center of the plan, with dimensions 2200 x 2200.
- Corridors:** Various corridors connecting the rooms, with dimensions ranging from 2200 to 2200.
- Structural Elements:** Walls, doors, and windows are indicated by lines and symbols.
- North Arrow:** Located in the top right corner, pointing towards the top right.
- Scale:** 1:100, indicated in the bottom right corner.

LEGENDA MATERIALŲ

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