



## Apartment One-bedroom (2+kk)

€ 168 447 | CZK 4 100 000

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





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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>).