



## House Two-bedroom (3+kk)

139 m<sup>2</sup>, Břeclav, Brod nad Dyjí

Sold





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|                  |                    |
|------------------|--------------------|
| Usable area      | 139 m <sup>2</sup> |
| Plot             | 402 m <sup>2</sup> |
| Foot print       | 109 m <sup>2</sup> |
| Garden           | 318 m <sup>2</sup> |
| Floor area       | 84 m <sup>2</sup>  |
| Terrace          | 55 m <sup>2</sup>  |
| Parking          | 1 outdoor space    |
| Cellar           | -                  |
| PENB             | B                  |
| Reference number | 37775              |

This newly built, energy-efficient family house with a rooftop terrace with beautiful views is part of the Pálavská brána complex, which is currently being built in the picturesque landscape of the popular Mikulov area, famous for its sunny climate, high-quality viniculture, interesting food scene, bike trails, and plenty of fishing opportunities. Thanks to its unique location near the Austrian border, the project is suitable for recreation, permanent housing, or as an investment. Completion is planned for the 2nd quarter of 2021.

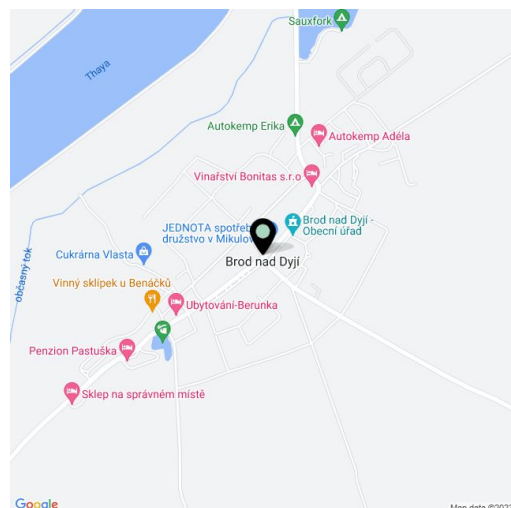
The layout of the one-story house consists of a living room with a preparation for a kitchen, 2 bedrooms, 2 bathrooms with toilets, a dressing room, and a foyer. From the outdoor terrace, stairs lead to the **rooftop terrace**. The house also comes with an adjacent shed for storing bicycles or garden furniture.

Facilities will include phthalate-free, ecologically recyclable vinyl flooring (you can choose from multiple decors), **underfloor heating** throughout the interior, including in the bathrooms, windows with multi-chamber profiles, plastic frames in a wood decor and a preparation for motorized blinds, interior doors with concealed hinges, large-format Abitare Factory Sand **designer tiles**, Laufen and Hansgrohe sanitary ware, a **Hüppe walk-in shower**, a preparation for a fireplace, and a cooling system. Electric heating; hot water provided by an electric boiler. The house has an **outdoor parking space**.

Brod nad Dyjí, surrounded by **vineyards**, is located below **Kraví Mountain** near the upper reservoir of **Nové Mlýny**. In the village, there is a grocery store, a kindergarten, a cafe, a library, a playground, or an outdoor gym. The region offers countless hiking routes through **the Pálava protected landscape area** and the nearby **Lednice-Valtice area**. There is a water park in neighbouring Pasohlávky, and, coming soon, thermal baths. **Brno is less than a half-hour drive** away, Prague 2.5 hours, and Vienna only one hour.

Interior 84 m<sup>2</sup>, terrace 37 m<sup>2</sup>, rooftop terrace 37 m<sup>2</sup>, built-up area 109 m<sup>2</sup>, garden 318 m<sup>2</sup>, land 402 m<sup>2</sup>.

For more information see the [Pálavská brána](#) project website.





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PÁLAVSKÁ  
BRÁNA

1

Předsiň

6,14 m²

2

Koupelna a WC

5,96 m²

3

Obývací pokoj s kuchyní

36,93 m²

4

Ložnice

14,55 m²

5

Šatna

2,26 m²

6

Ložnice

14,85 m²

7

Koupelna a WC

3,43 m²

Plocha celkem

84,12 m²

Kůlna

3,64 m²

0

1m

2m

5m

palavskabrana.cz

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