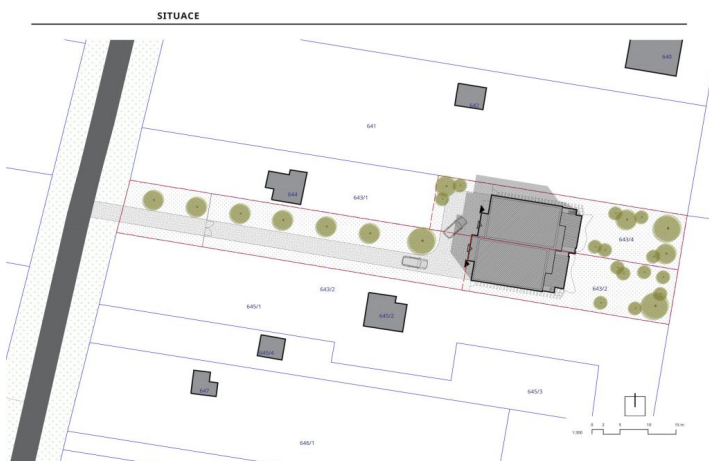




House Four-bedroom (5+kk)

€ 790 781 | CZK 19 900 000

202 m², Brno, Brno - jih, Moravanské lány





House Four-bedroom (5+kk)

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Usable area	202 m²
Plot	693 m²
Foot print	139 m²
Garden	554 m²
Floor area	168 m²
Balcony	11 m²
Terrace	23 m²
Parking	Garage + outdoor spot
Garage	Yes
Cellar	-
PENB	B
Reference number	41351

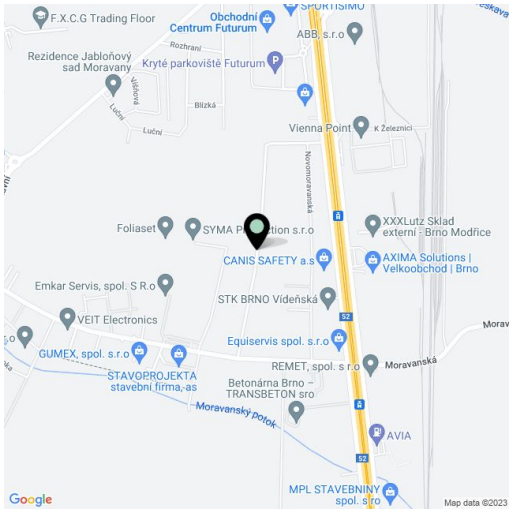
This new build energy-efficient family house (detached half of a semi-detached house) with above-standard equipment, a garage, and a large garden is currently being built in the developing and sought-after Brno district of Přížřenice, a place full of greenery and at the same time within easy reach of the center of the Moravian metropolis. The completion date is 1 year from the signing of the purchase contract.

The ground floor will consist of a living room with a preparation for an open plan kitchen connected to a **southeast-facing terrace with access** to the sunny garden. There will also be a bathroom, a toilet, a pantry, a utility room, and a vestibule with direct access from the **spacious garage**. Upstairs, there will be 3 bedrooms, a study, a **walk-in closet**, a staircase hall, a bathroom, and a toilet. Two bedrooms will have their own **terrace**.

The basic design already includes **above-standard elements**: high-quality **wooden windows** in anthracite (triple-glazed) with electrically operated **exterior blinds**, floating wooden floors, branded rebateless frame and panel doors, **underfloor heating** throughout the entire house, **Villeroy & Boch** sanitary ware, **larch plank floors**, an extensive **green roof**, mineral plaster walls, a remote controlled garage door, a terrace with a preparation for a Jacuzzi, outdoor paving, and ceramic tiles. Heating will be electric with **photovoltaic panels**. Preparation for air-conditioning, a built-in Finnish sauna, and a grass lawn with an automatic irrigation system are optional and at an extra cost. In addition to the garage, it will be possible to park on a paved section of the plot, and a private driveway will ensure perfect privacy.

The developing location of **Moravanské lány**, where a new residential area is gradually and sensitively emerging from an original gardening colony, has retained its original intimate character and offers an abundance of mature landscaped greenery and easy access to nature parks and complete urban services. A tram stop is just a few minutes' walk from the future house, and driving to the city center takes less than 20 minutes. The fast connection to Vienna and the D1 highway also makes getting around by car quick and easy. You can comfortably ride along the **bike trail** to the **Bobrava Nature Park** and explore its deep forests. The **Pálava Recreation Area** is also not far away.

Interior 167.5 m², terraces 22.6 m², 5.5 m² and 5.6 m², built-up area 139 m², land 693 m².



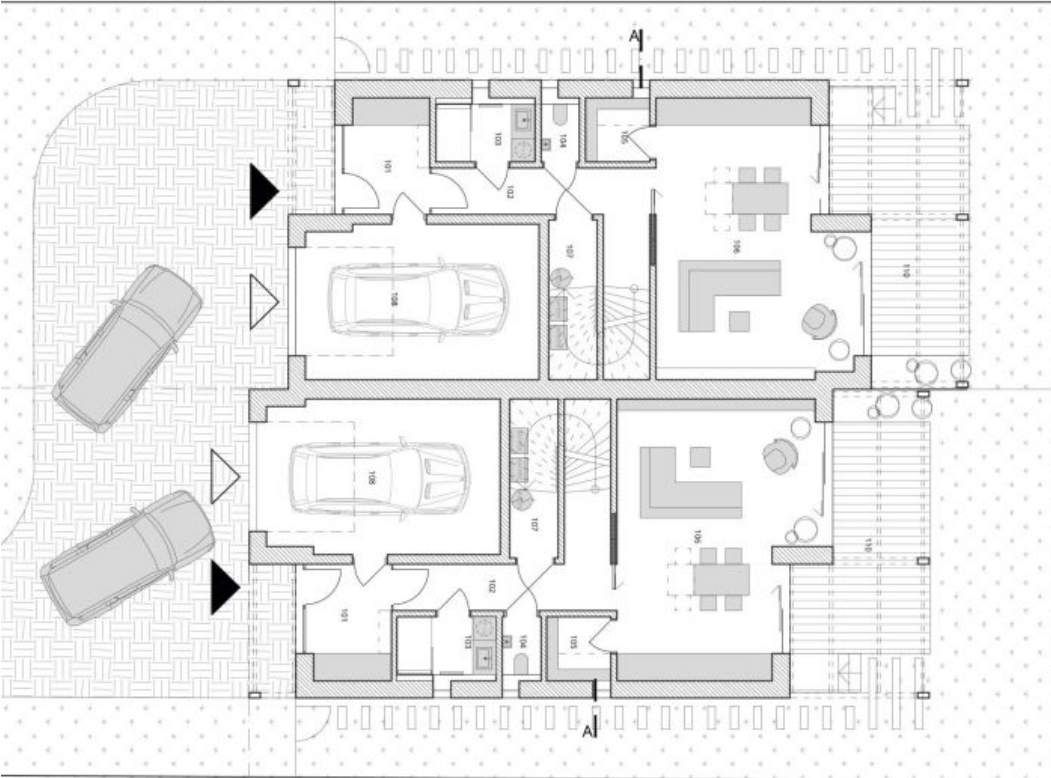


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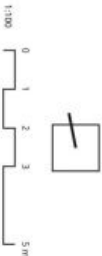
202 m², Brno, Brno - jih, Moravanské lány

Schéma půdorysu domu představuje doporučené řešení domu, schéma je pouze orientační a nemusí odpovídat skutečnosti. Pro podrobnější informace a prohlídku domu kontaktujte makléře. Schéma je poskytnuto pouze pro informaci a není zárukou.



PŮDORYS 1.NP

LEGENDA MÍSTNOSTÍ		
ozn.	název místnosti	plocha m²
101	závěstí	6,5
102	chodba	9,2
103	chodba	3,9
104	WC	1,6
105	WC	2,8
106	obývací prostor	34,2
107	technická místnost	5,3
108	garáž	24,5
109	terasa	16,7
110	terasa	16,7
celkem dle 101		88,0





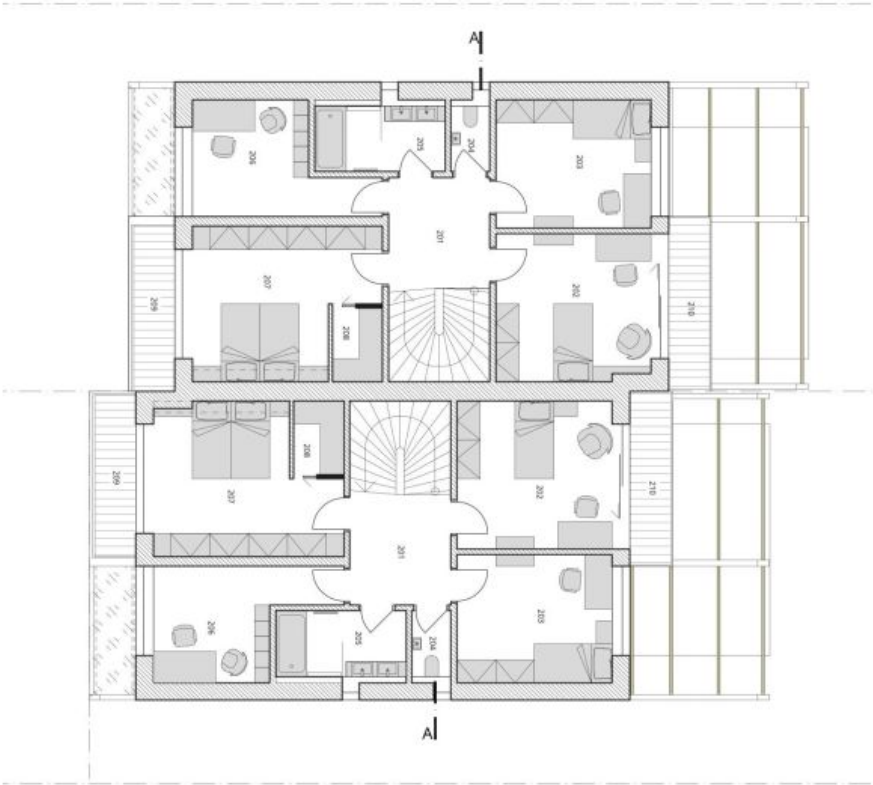
House Four-bedroom (5+kk)

€ 790 781 | CZK 19 900 000

202 m², Brno, Brno - jih, Moravanské lány

Schéma půdorysu domu představuje doporučené řešení domu. Schéma je pouze orientační a nemusí odpovídat skutečnosti. Pro přesnější informace o dispozici domu a o jeho vybavení se obraťte na makléře. Schéma je pouze orientační a nemusí odpovídat skutečnosti. Pro přesnější informace o dispozici domu a o jeho vybavení se obraťte na makléře.

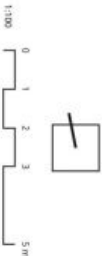
PŮDORYS 2.NP



LEGENDA MÍSTNOSTÍ		
ozn.	název místnosti	plocha m²
201	hala	14
202	občerstvení	16
203	občerstvení	13,8
204	WC	1,7
205	koupelec	5,7
206	prádelna	11,5
207	občerstvení	17,4
208	šatna	2,5
209	terasa	4,3
210	terasa	4,7
celkem bez 110		82,7

užitná plocha celkem

171,2 m²





House Four-bedroom (5+kk)

202 m², Brno, Brno - jih, Moravanské lány

€ 790 781 | CZK 19 900 000

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POHLED NA VSTUP A ZE ZAHRADY

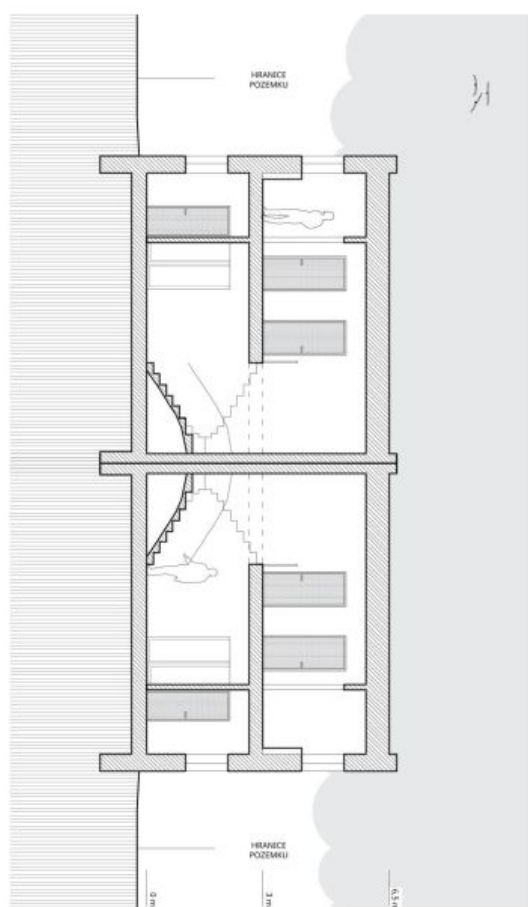
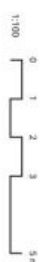


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PŘÍČNÝ ŘEZ