



Broker

**Nikola Musálková**

+420 775 580 071

[nikola@bravis.cz](mailto:nikola@bravis.cz)

Family house for sale 6+kk in Kobylnice u Brna, plot 294 m<sup>2</sup>, garden, 3 parking spaces... (05641\_EN)



**13 040 000 CZK**

Available 01.01. 2026

Total area: 158 m<sup>2</sup>

Sort of real property: RD

Structure: Cihlová

PENB: A



## Facilities



Zahrada



Terasa

## Family house for sale 6+kk in Kobylnice u Brna, plot 294 m<sup>2</sup>, garden, 3 parking spaces, high standard

Are you looking for modern and spacious housing near Brno that will offer peace, privacy and excellent civic amenities?

We offer for sale a newly built family house with a layout of 6+kk with a living area of 158 m<sup>2</sup>, a garden of 194 m<sup>2</sup>, three parking spaces and a total plot area of 294 m<sup>2</sup>. The house is located in an attractive location of Kobylnice u Brna, within a newly emerging development project with 19 houses.

The final approval is planned for the 1st quarter of 2026, thanks to which you can adapt the interior to your own needs and tastes.

Layout and equipment:

Spacious living room with kitchenette - an ideal place for everyday family life and social events.

Five bedrooms/rooms - enough space for each family member, home office and guests.

Three outdoor parking spaces directly on the plot.

Own garden - a space for relaxation, children's games and barbecues.

Technical equipment and standards:

The house will be equipped with quality materials with the possibility of choosing according to your taste:

Flooring: vinyl in natural decor (studio Vašín podlaža).

Doors: solid or glazed, door frames (Solodoor)

Bathrooms and toilets: ceramic tiles up to the door frame height, sanitary ware from Koupelna Ptáček.

Heating: heat pump, hot water floor heating, heating ladders in bathrooms.

Cooling: preparation for air conditioning and possibility of floor cooling via heating unit.

Ventilation - heat recovery distribution throughout the building.

PV: distribution prepared for the installation of a photovoltaic power plant.

Fixtures: wall-mounted toilet, shower trays made of cast marble or shower channels, lever faucets

Kobylnice u Brna is a popular residential location with excellent accessibility to Brno (approx. 15 minutes by car, public transport or train).

Within walking distance you will find:

Kindergarten and elementary school – 5 min walk.

Minimarket – 5 min.

Bus stop/IDS JMK – 8 min.

Municipal office, restaurant and playground.

Do not hesitate to contact us for more information or to arrange a viewing. This family house is an ideal investment for your future. Make your dream of perfect living in Kobylnice u Brna come true!

We will be happy to help you with financing.

For more information, contact the listed broker.

## Similar property



### Sale, Houses Farmsteads, 0 m<sup>2</sup> - Otročin - Měchov

Otročin - Měchov

**3 990 000 CZK**

**Reserved** | Sort of real property: **RD** | Total area: **1472 m<sup>2</sup>**



### Sale houses Family, 100 m<sup>2</sup> - Omice

Nádražní, Omice

**6 900 000 CZK**

**Reserved** | Sort of real property: **RD** | Total area: **100 m<sup>2</sup>**



### Sale, Houses Family, 0 m<sup>2</sup> - Lovčičky

Lovčičky

**5 200 000 CZK**

**Reserved** | Sort of real property: **RD** | Total area: **432 m<sup>2</sup>**



### Sale houses Family, 158 m<sup>2</sup> - Kobylnice

U Řempa, Kobylnice

**13 040 000 CZK**

**Reserved** | Sort of real property: **RD** | Total area: **158 m<sup>2</sup>**



### Sale houses Family, 150 m<sup>2</sup> - Rousínov

Skálova, Rousínov

**6 290 000 CZK**

**Reserved** | Sort of real property: **RD** | Total area: **150 m<sup>2</sup>**





## Sale houses Family, 154 m<sup>2</sup> - Radiměř

Radiměř

**7 904 000 CZK**

**Reserved** | Sort of real property: **RD** | Total area: **154 m<sup>2</sup>**