



Broker

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## Sale of attractive land with an area of 932 m<sup>2</sup>, Babice nad Svitavou (05195\_EN)



### 4 300 000 CZK

Available 31.08. 2025

Total area: 932 m<sup>2</sup>

Sort of real property: Ostatní



## Facilities

# Sale of attractive land with an area of 932 m<sup>2</sup>, Babice nad Svitavou

As the exclusive representative of the owner, we offer for sale a unique building plot (932 m<sup>2</sup>) in the picturesque village of Babice nad Svitavou.

Are you looking for an ideal place for your dream home or an interesting investment opportunity? We have a unique offer for you!

The total area of the plot is 932 m<sup>2</sup>. The plot is suitable for the construction of a detached family house. The plot is maintained, fenced and planted mainly with fruit trees.

A complete architectural study for the construction of a family house has been prepared on the plot, which we will be happy to present to you. The project is in progress and there is a possibility to continue it with an architect.

The plot is completely connected to utility networks - electricity (electricity meter installed), water supply (water meter shaft installed) and pressure sewage (pressure sewage shaft installed). All contracts with VAK Brno-venkov (water supply, sewage) and EGD (electricity) have already been concluded and signed.

The following binding opinions on the construction of a family house are currently available - approval of the Šlapanice spatial planning department, approval of the Šlapanice environmental department, approval of the municipality of Babice nad Svitavou (approval of the construction and approval of the road access), approval of the Czech Army, approval of the Archaeological Institute of the Czech Republic, approval of CETIN, approval of VAK Brno-venkov and approval of EGD. A radon report for the land is also available.

Babice nad Svitavou is a sought-after location due to its strategic location just a short distance from Brno, and at the same time offers a quiet environment away from satellite development. The village is surrounded by the beautiful nature of the Moravian Karst, which invites you to walk, cycle or relax in the forest. You will find basic civic amenities in the village.

Do not hesitate and come and see for yourself! This land is an ideal choice for those looking for peaceful living within easy reach of the city. If you have any questions or want to arrange a viewing, contact us. We will be happy to provide you with more detailed information about the land and the project.

If you are interested in a viewing or more information, please contact the listed broker.

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