



TENDER NOTICE

This is a sales auction in the sense of a tender procedure, announced by the contracting authority or owner of the Subject of the Tender on behalf of the Announcer in accordance with the Implementation Agreement. The highest purchase price bid secures the participant in the tender and the interested party the right and obligation to purchase the Subject of the Tender within the specified period at the highest purchase price bid made.

1. Electronic auction number:	244
2. Auction organiser/Name, Surname, Address: (hereinafter referred to as the Auction Organiser)	RPS REALITY - AUKCE S.R.O.

Auction, tender and bidding environment provider:

RPS REALITY - AUKCE S.R.O.

Company ID: 06615139

File number: registered in section C, file 285526, kept at the Municipal Court in Prague

REGISTERED OFFICE: BOŘIVOJOVA 878/35, ŽIŽKOV, 130 00 PRAGUE 3

CORRESPONDENCE ADDRESS: BUČINSKÁ 727/5, 716 00 OSTRAVA

CONTACTS: INFO@RPS-AUKCE.CZ, www.rps-aukce.cz, TEL.:

605 942 603, 603 841 817

DATA BOX: wm3vhff

3. Name of the subject of the auction/description Real estate:	Sale of a 4+1 family house, Malostranská Street, Brno, Starý Lískovec										
Subject of auction:	Sale of a 4+1 family house, Malostranská Street, Brno, Starý Lískovec										
Information according to the Land Registry, including share:	<div>B Nemovitosti</div> <div>Pozemky</div> <table><tr><th>Parcela</th><th>Výměra[m2]</th><th>Druh pozemku</th><th>Způsob využití</th><th>Způsob ochrany</th></tr><tr><td>664</td><td>254</td><td>zastavěná plocha a nádvoří</td><td></td><td></td></tr></table> <div>Součástí je stavba: Starý Lískovec, č.p. 545, rod.dům</div> <div>Stavba stojí na pozemku p.č.: 664</div>	Parcela	Výměra[m2]	Druh pozemku	Způsob využití	Způsob ochrany	664	254	zastavěná plocha a nádvoří		
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Advertisement description:	<p>We would like to present this 4+1 family house in its original condition for sale in Brno on Malostranská Street, located in a quiet part of Starý Lískovec. The terraced family house, intended for renovation, has one above-ground floor and one underground floor, where the gas boiler and garage are located. The house is connected to the sewerage system, water supply and gas. The uninsulated building is in its original condition with a very attractive</p> <p>room layout. On the first floor there is a hall, children's room, large study, bedroom and living room, kitchen, bathroom with toilet. Through the last room you can access the garden via a covered staircase. The garden has not been tended for a long time, but</p>										



	<p>you can still find interesting plants and herbs such as apple trees, fruit-bearing vines, rose hips, roses, lemon balm, etc. Due to cracks in the walls of the old building, the sellers consulted a structural engineer, who conducted a personal inspection. The structural engineer's conclusion is as follows: In view of the above, the building can be considered stable and safe for use in its current condition.</p> <p>The usable area of the house is 120 m2 and the floor area of the 1st floor is 73 m2.</p> <p>The energy class is G.</p> <p>The owner reserves the right to sell to the highest bidder in the form of a tender for the purchase price from interested parties, if more than one person is interested in purchasing the property. The advertised price may be increased by a counter-offer of a higher total purchase price by an interested party in the tender. To participate in the viewing, please register on the portal.</p>
	<p>The meeting point for viewings is always in front of the property at the specified time.</p>
4. Estimated price:	CZK 7,000,000
5. Lowest advertised price: (starting price price)	CZK 5,200,000
6. Security deposit for the tender:	CZK 350,000
7. Minimum bid increment:	none

8. **The deposit for the tender** is not included in the offered purchase price. **It will be returned to those who do not submit the winning highest bid in the tender.**

Payment shall be made by **bank** transfer to account number: **123-1954990257/0100 held at KB, a.s.**

Enter the variable symbol: **244 (order number)** as the variable symbol. If you are submitting a purchase price offer as a legal entity, enter your company's ID number as the specific symbol. If you are submitting a purchase price offer as a natural person, enter your birth number.

The deposit is paid to secure the commitment of the successful bidder or, if applicable, the second-ranked bidder in the tender. If the highest bidder is unable to complete the purchase, the second-ranked bid will be accepted as the winning bid.

The tender security also serves to properly pay the contractual price for the services of the auction environment provider and to admit the winning bid of the interested party to the tender, or to pay a contractual penalty for thwarting the tender.

If the highest bid is accepted as the winning bid, the deposit shall NOT be counted towards the payment of the purchase price of the item being sold in the tender.

If a participant in the tender whose purchase price offer is not successful and is not accepted, and does not become the winning bid or even the second-ranked bid, the tender deposit will be refunded in full within 5 (five) working days to the account from which the deposit was paid.



9. The contracting authority or owner of the offered sale has set its **LIMIT PRICE**. This represents the minimum purchase price at which it is willing or able to sell the subject of the sale. In order to ensure that the submission of bids is not influenced by this limit price, the **LIMIT** purchase price is not disclosed. It may differ from the asking price at which interested parties are invited to submit their counter-offers.

If the tender for purchase prices ends **below the LIMIT PRICE set by the Contracting Authority** - the owner or authorised person, the procedure will be resolved in such a way that the Contracting Authority of the item for sale will issue a written decision **within 3 working days** as to whether it accepts the highest purchase price bid by an interested party below the limit price.

If the final purchase price bids made in the tender do not reach the specified minimum required result of the tender, **the contracting authority/owner of the subject of sale is not obliged to sell the subject of the tender to these bids, unless it decides to do so. It has 3 days from the end of the tender to make its decision.**

Immediately after the end of the tender time limit, all interested parties will be informed by the organiser that the limit price has not been reached and will be invited to make corrections to their final purchase price bids.

End of the tender + 3 days to correct the bid and 3 days for the contracting authority to make a decision.

In the event that the correction of the final purchase price offer reaches the **LIMIT PRICE** of the tender, the contracting authority/owner is obliged to accept the offer under the same conditions as in the tender itself.

If the price offered by the interested party **reaches** or exceeds **the LIMIT PRICE**, the contracting authority/owner undertakes to contractually agree with the organiser of the tender that **it will accept the winning bid offered in the tender and sell the subject of the tender for this price.**

10. **Date of commencement of the tender:** 28 November 2025 from 9:00 a.m.

11. **Tender closing date:** 17 December 2025 at 3:00 p.m.

12. **Venue of the tender:** www.rps-aukce.cz.

13. **Deadline for registration and application for the tender for identity verification:** no later than 16 December 2025 at 3:00 p.m.

14. **Deadline for payment of the deposit:** no later than 16 December 2025, 11:59 p.m.

15. **Deadline for purchasing and paying for the subject of the tender:** Governed by the conditions of the organiser. Generally, the deadline for purchasing and paying for the subject of the auction is 30 days from the date of confirmation of the winning bid in the tender. Other deadlines are dealt with individually according to the method of financing the purchase price.

16. **Conditions for participation in the auction:**



- ✓ Registration on the www.rps-aukce.cz portal by the deadline specified in point 13 of this announcement.
- ✓ Deposit of a security by transfer to the security account with the correct specific and variable symbol so that the security is credited no later than the required deadline according to the conditions of the tender procedure as specified in point 14 of this announcement.
- ✓ The completed identity verification document for the tender participant, including consent to the GDPR, a declaration in accordance with the AML Act, and confirmation of the ability to pay the purchase price, shall be sent by the participant to the organiser for verification to the email address: info@rps-aukce.cz. The document will then be sent for electronic signature and the applicant shall sign it on their smartphone or PC. All in accordance with the deadline specified in point 13 of this announcement.
- ✓ After the selection process has been completed, the interested party of the winning approved bid shall carry out mediated identification at any CZECH POINT branch post office and send it to our company's data box, data box ID: wm3vhff.
- ✓ **Participation in the tour is a prerequisite for participation in the selection process.**

17. Tour dates:

Viewing days: 23 November and 13 December at 1 p.m., meeting point in front of the building, please park in the vicinity outside the sales address.
Register for the viewing on the portal.

To participate in the viewing, please register on the portal at www.rps-aukce.cz

18. Defects and technical shortcomings in the Subject of the Tender and their removal: The condition of the property corresponds to the advertisement. Original condition and cracks in the walls.
19. Defects or authorisations registered or unregistered on the title deed that are attached to the Subject of the tender as of the date of issue of this announcement: no entry.
20. Future rights in rem not recorded on the title deed: none planned.
21. Defects recorded or not recorded in the title deed, which will not cease to exist as part of the sale following the tender, and therefore the successful bidder in the tender accepts them: **all in accordance with point 19.**
22. The tender procedure will be conducted in accordance with the General Terms and Conditions set out on www.rps-aukce.cz

-----end of the tender announcement

On behalf of the Organiser: RPS REALITY – AUKCE,
s.r.o. In: Prague Date: 10 November 2025