



## Apartment Studio (1+kk)

36.12 m², Brno, Pisárky, Nad Pisárkami

€ 345 525 | CZK 8 705 500







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Total area	36 m²
Front garden	29 m²
Parking	-
Cellar	-
PENB	B
Reference number	105195

Studio unit with a front garden adjoining the forest in the premium Nová Myslivna residence. This perfectly quiet place is located in the middle of a forest park and at the same time only a few minutes' drive from the center of Brno. The residential project will offer residents comfortable high-standard living, a reception, parking in the underground garage, and access to a wellness and fitness zone or the garden in the courtyard.

The layout consists of a living room with a kitchen, a bathroom (with a shower and toilet), and an entrance hall.

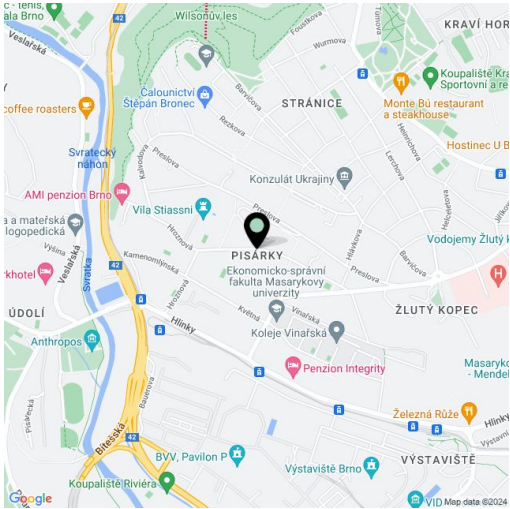
The high-standard facilities include **wooden floors** made of **oiled oak**, 2.1 m high rebateless doors, aluminum windows with insulating triple glazing and electrically controlled **exterior blinds**, a premium **Hanák** kitchen fully equipped with **Miele** appliances, large-format ceramic floor and wall tiles, brand-name sanitary ware and faucets, and a smart home system controlling, among other things, cooling, and underfloor heating. The building uses sustainable technologies to reduce energy consumption (heat pumps, photovoltaic panels). Other benefits include a daytime **reception**, a relaxation zone with a **swimming pool**, several **saunas** and a **gym**, a stroller room, or a room for washing bikes or dogs.

The apartment building will be surrounded by **greenery** with **water features and landscaping**, which will naturally connect to the surrounding forest, perfect for walks or bike rides. **A restaurant** with impressive views of the city and the **wine-growing Pálava region**, 50 kilometers away, is directly in the building. There will be a bus stop not far from the residence, and the city center or **Campus Square shopping center** is about 15 minutes away by car or bus.

Floor area 36.12 m², front yard 28.9 m².  
Subject to special legal conditions.

Expected completion date is summer 2026.

For more information, please visit the project website  
[www.novamyslivna.com](http://www.novamyslivna.com).



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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1.0.10	
1. pp   1 + Kk	
basement   studio	
1 Předstř   3,74 m²	
Hallway	
2 Koupelna + WC   4,85 m²	
Bathroom + WC	
3 Obývací pokoj + KK   23,81 m²	
Living room + kitchen	
Úžitná plocha   32,40 m²	
Usable area	
Podlahová plocha   36,12 m²	
Floor area	
Předzahrádka   28,90 m²	
Front garden	
Celková plocha   65,02 m²	
Total area	
EXKLUZIVNÍ ZASTOUPENÍ   svoboda&williams   CHRISTIE'S INTERNATIONAL REAL ESTATE	

Residence: Ready-to-move-in apartment located in a modern building, featuring high-quality finishes, modern kitchen, and bathroom. The apartment is located in a quiet area, close to public transport and shopping facilities. The building is well-maintained and offers a secure environment. The apartment is suitable for long-term rental or purchase. The price is negotiable. The agent is not responsible for the accuracy of the information provided. The information is for informational purposes only. The agent is not responsible for the accuracy of the information provided. The information is for informational purposes only.



NOVÁ MYSLIVNA