



## Apartment One-bedroom (2+kk)

€ 429 966 | CZK 10 833 000

52.36 m², Brno, Pisárky, Nad Pisárkami





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Total area	52 m²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	-
PENB	B
Reference number	105196

This ground floor housing unit is part of the premium Nová Myslivna residential project, set in the forest park above the Pisárky Valley. Its high standards and hassle-free parking will contribute to comfortable living, as will its wide range of services for residents: a reception, a relaxation area with a swimming pool, saunas and a fitness zone, as well as a rooftop restaurant with impressive views.

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

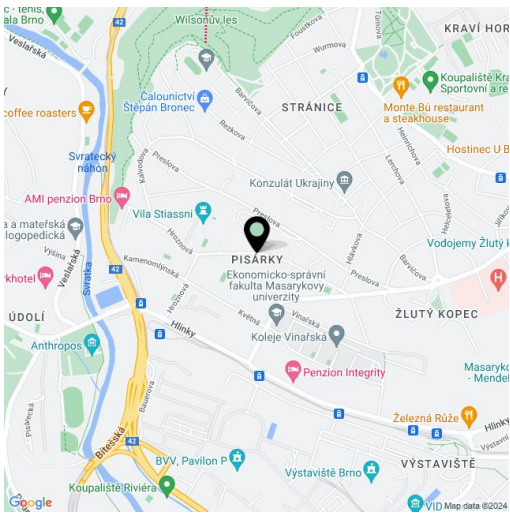
The high-standard facilities include wooden floors made of oiled oak, 2.1 m high rebateless doors, aluminum windows with insulating triple glazing and electrically controlled exterior blinds, a premium Hanák kitchen fully equipped with Miele appliances, large-format ceramic floor and wall tiles, brand-name sanitary ware and faucets, and a smart home system controlling, among other things, cooling, and underfloor heating. It is possible to purchase a garage space. The building uses sustainable technologies to reduce energy consumption (heat pumps, photovoltaic panels). Other benefits include an elevator, 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. A restaurant with impressive views of the city and the wine-growing Pálava region, 50 kilometers away, is directly in the building. There is a bus stop not far from the house, from where you can reach the city center in about 15 minutes, Campus Square shopping center is about 5 minutes away by car or bus.

Floor area 52.36 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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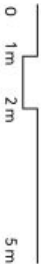
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1.1.04	
1. NP   2 + Kk	
ground fl. 1 bdrm	
1 Předstih Hallway	3.58 m²
2 Komora s pračkou Laundry room	2.52 m²
3 Obývací pokoj + Kk Living room + kitchen	21.09 m²
4 Koupelna + WC Bathroom + WC	5.51 m²
5 Ložnice Bedroom	13.90 m²
Užitná plocha Usable area	
46.60 m²	
Podlahová plocha Floor area	
52.36 m²	
Celková plocha Total area	
52.36 m²	
EKLUZIVNÍ ZASTOUPENÍ svoboda&williams   CHRISTIE'S INTERNATIONAL REAL ESTATE	



NOVÁ MYSLIVNA



Residence: Ready-to-move-in apartment located in a modern building with high-quality finishes and a secure environment. The apartment is situated in a prime location, close to public transport and shopping facilities. The building features a secure entrance and a well-maintained exterior. The apartment is fully furnished and equipped with modern appliances. The living area is bright and airy, with large windows overlooking the city. The kitchen is fully equipped with a refrigerator, oven, and sink. The bathroom is modern and spacious. The bedroom is comfortable and well-lit. The apartment is ideal for a single person or a couple. The location is excellent, with easy access to the city center and surrounding areas. The building is well-maintained and offers a high level of security. The apartment is a great investment opportunity. The price is very competitive for the quality and location. The apartment is a must-see for anyone looking for a modern and secure living space in Brno.

