



Apartment Studio (1+kk)

36.57 m², Brno, Pisárky, Nad Pisárkami

€ 324 027 | CZK 8 199 500





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Total area	45 m ²
Floor area*	37 m ²
Terrace	9 m ²
Parking	-
Cellar	-
PENB	B
Reference number	105205

This studio air-conditioned unit with a balcony and pleasant views of a mature forest is located on the ground floor of the Nová Myslivna residential project. The premium project, which will bring a completely different style of living to Brno, will be built in a quiet place by the forest park in the Masaryk Grove. The residence will include a wellness and fitness zone, a reception, or a garden in the courtyard.

The floor area of the unit will consist of a living room with a kitchen, a bathroom (with a shower and toilet), and an entrance hall. Adjacent to the living room is a **balcony** facing northeast towards the **forest**, guarantees **morning sunlight**.

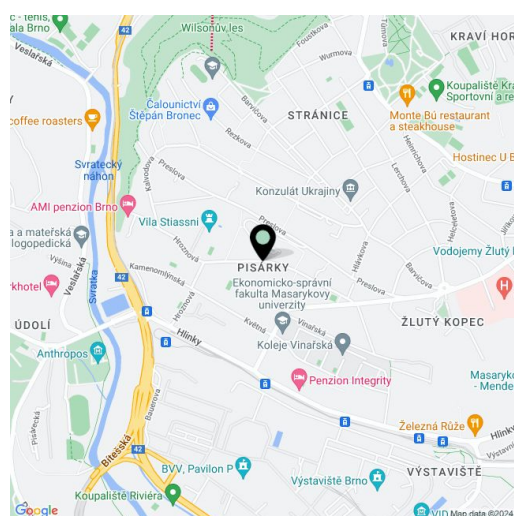
The high-standard facilities include **wooden** floors made of oiled oak, 2.1 m high **rebateless** doors, **aluminum** windows with insulating triple glazing and electrically controlled exterior blinds, a premium **Hanák kitchen fully equipped with Miele appliances**, large-format ceramic floor and 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 36.57 m², balcony 8.73 m².
Subject to special legal conditions.

Expected completion date is summer 2026.

For more information, please visit the project website
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.



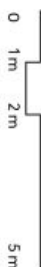
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1.1.09	
1. NP 1 + Kk	ground fl. studio
1	Předstřih Hallway
2	Koupelna + WC Bathroom + WC
3	Obývací pokoj + KK Living room + Kitchen
Užitná plocha Usable area	32.77 m ²
Podlahová plocha Floor area	36.57 m ²
Balkón Balcony	8.73 m ²
Celková plocha Total area	45.30 m ²

EXKLUZIVNÍ ZASTOUPENÍ
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Popis: Společně s ostatními jednotkami jsou součástí výhledově plánované a realizované občanské vybavenosti, včetně školní a mateřské školy, zdravotního střediska, sportovního areálu, obchodní zóny, obchodní a administrativní budov, občanských služeb a občanských zařízení. Všechny tyto služby budou poskytnuty v rámci výhledově plánované a realizované občanské vybavenosti. Číslo jednotky je uvedeno v seznamu jednotek v příloze. Pro více informací se obraťte na makléře.

Note: The area of the individual room are only indicative. The facilities pictured in the floor plan (furniture, kitchen, electrical appliances, etc.) are not included. The delivery, design specifications, floor surfaces, and equipment are specified in the standard of completion, which is part of the addendum to the future purchase contract. Appropriate gross dimension listed in mm (rounding without post-decimals).



NOVÁ MYSLIVNA