



Apartment Studio (1+kk)

36.57 m², Brno, Pisárky, Nad Pisárkami

€ 325 442 | CZK 8 199 500





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Total area	45 m²
Floor area*	37 m²
Terrace	9 m²
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.

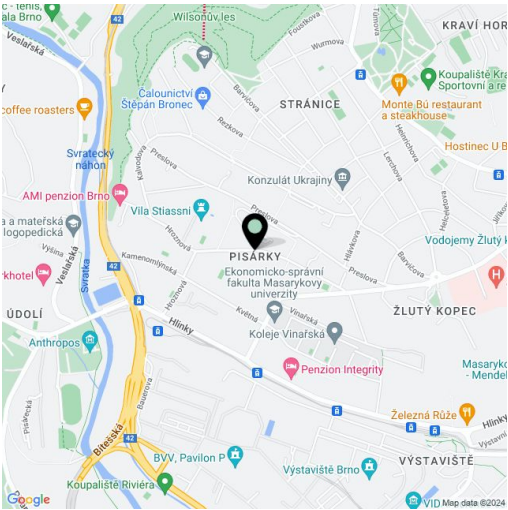
The high-standard facilities include **wooden** floors made of **oiled oak**, 2.1 m high **rebateless** doors, **aluminum** windows with insulating triple glazing and electrically controlled exterior blinds, a premium **Hanák kitchen fully equipped with Miele appliances**, large-format ceramic floor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

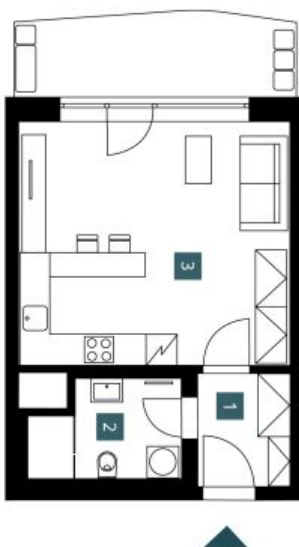
For more information, please visit the project website
www.novamyslivna.com.



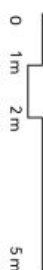
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

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1.1.09	
1. NP 1 + KK ground fl. studio	
1	Předstih Hallway
2	Koupelna + WC Bathroom + WC
3	Obývací pokoj + KK Living room + Kitchen
Užitná plocha Usable area	
32,77 m²	
Podlahová plocha Floor area	
36,57 m²	
Balkón Balcony	
8,73 m²	
Celková plocha Total area	
45,30 m²	



NOVÁ MYSLIVNÁ

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