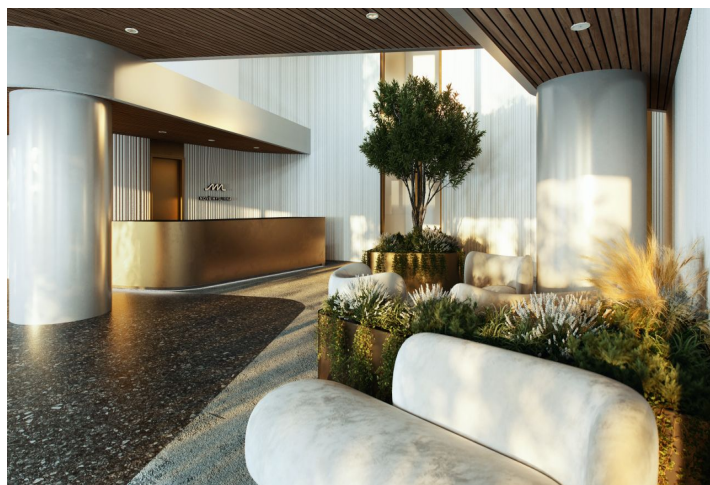




## Apartment Studio (1+kk)

35.85 m², Brno, Pisárky, Nad Pisárkami

€ 294 404 | CZK 7 417 500





# Apartment Studio (1+kk)

35.85 m², Brno, Pisárky, Nad Pisárkami

€ 294 404 | CZK 7 417 500

Total area	36 m²
Parking	-
Cellar	-
PENB	B
Reference number	105206

This studio, southwest-facing, air-conditioned studio unit is located on the 1st floor of the Nová Myslivna residential project. This premium project with a wellness and fitness zone, a reception, and a garden in the courtyard offers a completely new style of living that contributes to the harmony of both body and soul. Adding to all its advantages is the location in a quiet place in the middle of the Masaryk Grove forest park.

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.

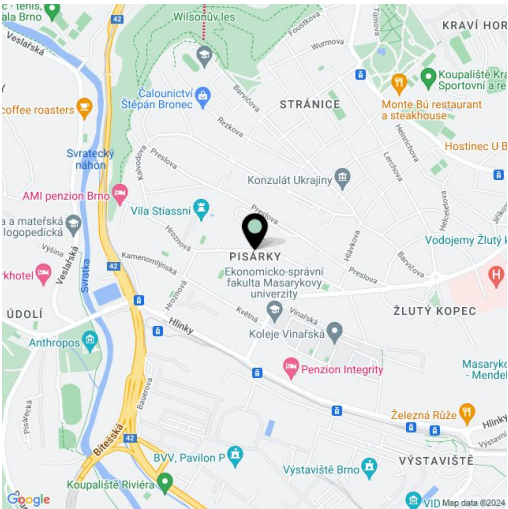
The high-standard facilities include wooden floors made of oiled oak, 2.1 m high rebateless doors, aluminum windows with insulating triple glazing and electrically controlled exterior blinds, a premium Hanák kitchen fully equipped with Miele appliances, large-format ceramic floor and wall tiles, brand-name 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 park landscaping, which will naturally connect to the surrounding forest, inviting for walks and bike trips. A restaurant with impressive views of the city and the 50-kilometer wine paradise of Pálava will operate directly in the building. A short distance from the residence there will be a bus stop with fast connections to the city center, about 15 minutes by car or bus to Campus Square shopping center and 15 minutes to the city center.

Floor area 35.85 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.





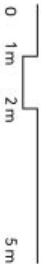
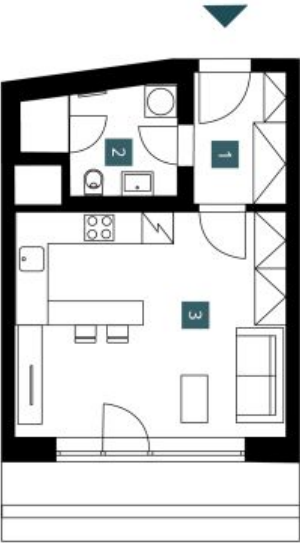
# Apartment Studio (1+kk)

35.85 m², Brno, Pisárky, Nad Pisárkami

€ 294 404 | CZK 7 417 500

1.1.14	
1. NP   1 + Kk	
ground fl. studio	
1 Předstřih Hallway	4.44 m²
2 Koupelna + WC Bathroom + WC	5.35 m²
3 Obývací pokoj + Kk Living room + kitchen	22.21 m²
Užitná plocha Usable area	32.00 m²
Podlahová plocha Floor area	35.85 m²
Celková plocha Total area	35.85 m²

EXKLUZIVNÍ ZASTOUPENÍ  
svoboda&williams | CHRISTIE'S  
INTERNATIONAL REAL ESTATE



Prostředím: Bezpečný, moderní a dobře vybavený vzhledem k tomu, že se jedná o novou výstavbu, která je vybavena moderními technickými zařízeními, včetně elektrického a vodního inženýrství. V blízkosti jsou také obchody a služby, které jsou dostupné pro všechny potřeby. Vzhledem k tomu, že se jedná o novou výstavbu, je možné očekávat, že bude mít vysokou úroveň kvality a bezpečnosti. Vzhledem k tomu, že se jedná o novou výstavbu, je možné očekávat, že bude mít vysokou úroveň kvality a bezpečnosti. Vzhledem k tomu, že se jedná o novou výstavbu, je možné očekávat, že bude mít vysokou úroveň kvality a bezpečnosti.



NOVÁ MYSLIVNA