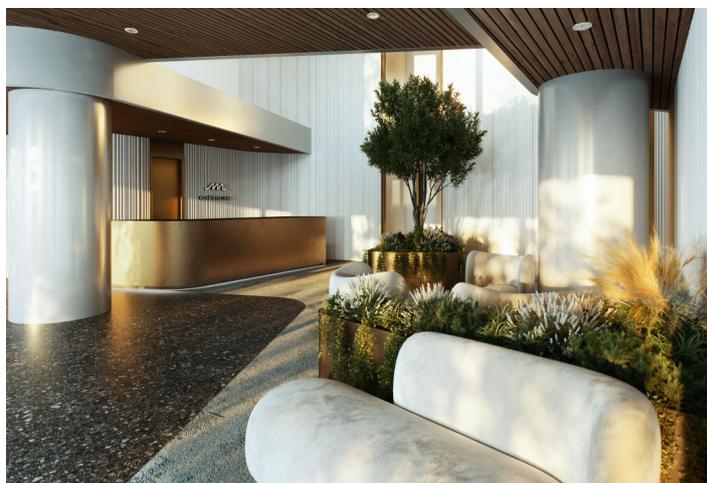




Apartment Two-bedroom (3+kk)

€ 870 966 | CZK 21 944 000

95.12 m², Brno, Pisárky, Nad Pisárkami



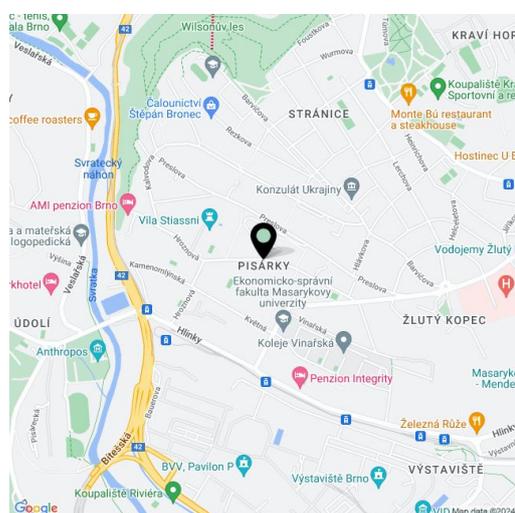


Apartment Two-bedroom (3+kk)

€ 870 966 | CZK 21 944 000

95.12 m², Brno, Pisárky, Nad Pisárkami

Total area	95 m ²
Front garden	29 m ²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	4 m ²
PENB	B
Reference number	105208



* 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.

This barrier-free corner apartment with a southeast-facing front garden connected to the surrounding outdoor greenery 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 of the apartment consists of a living room with a preparation for a kitchen and access to the **front garden**, 2 bedrooms, a bathroom, a separate toilet, a walk-in wardrobe, a storage room, and a large hall. Its **southeasterly orientation** lets in an abundance of **morning sun** to the garden and through the large windows.

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**, 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 purchase price includes a **cellar storage cubicle**. It is possible to purchase an **additional garage space**. 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 a **park arrangement** that will naturally connect to the **surrounding forest park**. A restaurant will operate directly in the building with impressive views of the city and the **wine paradise of Pálava**, 50 kilometers away. 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 95.12 m², front garden 28.8 m², cellar 3.67 m².

Expected completion date is summer 2026.

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



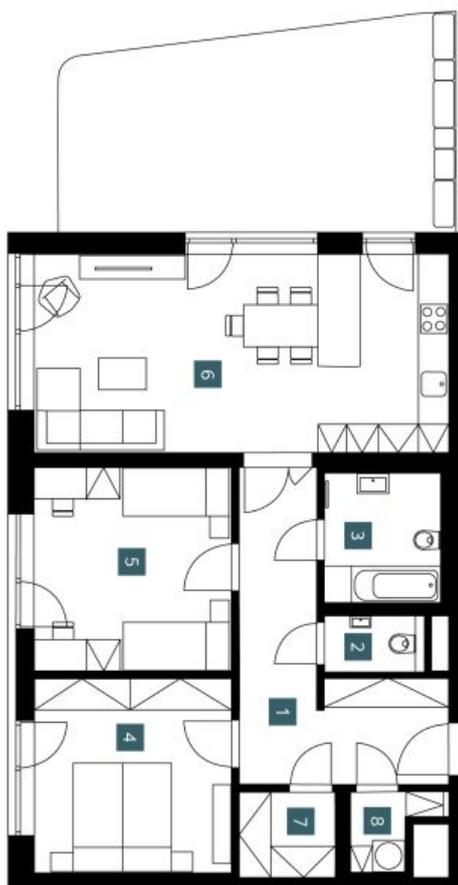
Apartment Two-bedroom (3+kk)

€ 870 966 | CZK 21 944 000

95.12 m², Brno, Pisárky, Nad Pisárkami

2.1.01	
1. NP 3 + Kk ground fl. 2 bdr/m	
1 Předstř Hallway	13,88 m ²
2 WC WC	1,73 m ²
3 Koupelna + WC Bathroom + WC	5,48 m ²
4 Ložnice Bedroom	13,87 m ²
5 Pokoj Room	14,50 m ²
6 Obývací pokoj + Kk Living room + kitchen	29,77 m ²
7 Šatna Dressing room	2,98 m ²
8 Komora Closet	1,99 m ²
Užitná plocha Usable area	84,20 m²
Podlahová plocha Floor area	95,12 m²
Balkón Balcony	28,87 m²
Celková plocha Total area	123,99 m²

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Popis: Jednotlivé oddělení jsou pouze orientační. Vybavení a nábytek v příloze (obědka, kuchyňská linka, elektrická spotřebiče, atd.) není součástí ordonářské specifikace a konstrukce. Porozmluvte si předem s odborníkem na stavební právo, který je přílohou Smlouvy o budoucí kupní smlouvě. Orientaci nalezte také v ordonářské příloze v mm (obdobou na zápis bez entky).
Note: The area of the individual room are only indicating. The facilities pictured in the floor plan (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 point).
Developer
NOVÁ MYSLIVNA

