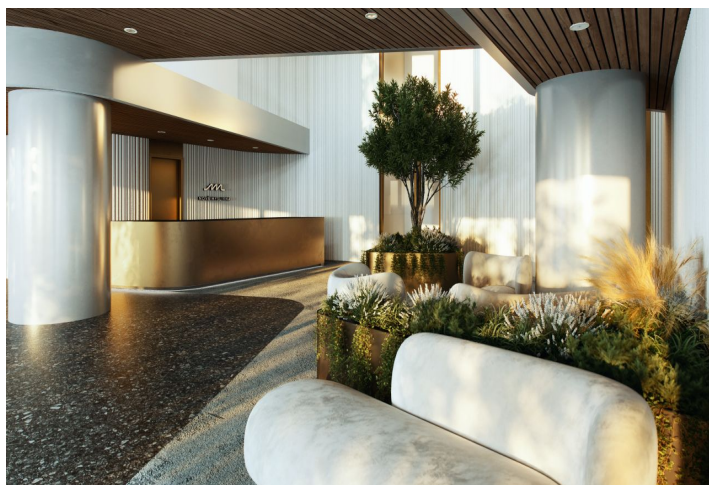




Apartment One-bedroom (2+kk)

€ 584 362 | CZK 14 723 000

61.21 m², Brno, Pisárky, Nad Pisárkami





Apartment One-bedroom (2+kk)

€ 584 362 | CZK 14 723 000

61.21 m², Brno, Pisárky, Nad Pisárkami

Total area	61 m ²
Front garden	31 m ²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	5 m ²
PENB	B
Reference number	105209

This new air-conditioned apartment with a front garden and pleasant green views is located on the ground floor of the Nová Myslivna project. This premium residence with a wellness and fitness zone, a reception, and a courtyard garden allows you to live in the middle of nature while being close to complete urban amenities.

The practical layout consists of a living room with a kitchen, a bedroom, a bathroom, a separate toilet, and an entrance hall. Both rooms have access to the front garden.

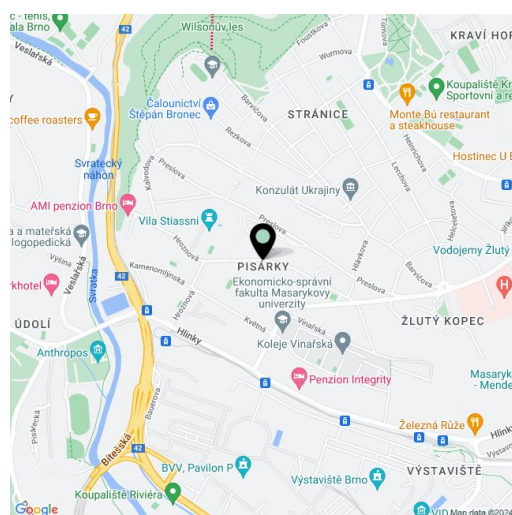
The high-standard facilities include wooden floors made of oiled oak, 2.1 m high rebateless doors, aluminum windows with insulating triple glazing and electrically controlled exterior blinds, a premium Hanák kitchen fully equipped with Miele appliances, large-format ceramic floor and wall tiles, brand-name sanitary ware and faucets, and a smart home system controlling, among other things, cooling, and underfloor heating. The 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 landscaping, which will naturally connect to the surrounding forest, perfect for walks or bike rides. A restaurant with 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 61.21 m², front garden 30.69 m², sklep 5.45 m².

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.



Apartment One-bedroom (2+kk)

€ 584 362 | CZK 14 723 000

61.21 m², Brno, Pisárky, Nad Pisárkami

2.1.07	
1. NP 2+KK ground fl. 1 bdrm	
1 Předstřih Hallway	6.08 m ²
2 Obývací pokoj + KK Living room + Kitchen	29.36 m ²
3 Ložnice Bedroom	13.77 m ²
4 Koupelna Bathroom	4.98 m ²
5 WC WC	1.57 m ²
Užitná plocha Usable area	55.76 m²
Podlahová plocha Floor area	61.21 m²
Předzahrádka Front garden	30.69 m²
Celková plocha Total area	91.90 m²

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



Popis: Společně s dalšími jednotkami jsou poskytnuty vybavené a měřené vzhledem (oběhová, kuchyňská aparatura, sada 1 nebo 2 osobní osazení, bezonodový speciální a centrální, ponorné úpravy a systémové tv. speciální provedení, které je přílohou Smlouvy o budoucí kupní smlouvě. Orientaci nabytí rovněž sdělujeme vmm (obdobou na zápis bez emily).

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 postscript).

Developer
Smeř Pálavna
MINUTY ESTATE

NOVÁ MYSLIVNA