



Apartment Two-bedroom (3+kk)

€ 915 264 | CZK 23 115 000

95.93 m², Brno, Pisárky, Nad Pisárkami





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Total area	123 m ²
Floor area*	96 m ²
Balcony	27 m ²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	3 m ²
PENB	B
Reference number	105212

This 1st floor housing unit with an northeast-facing balcony 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, 2 bedrooms, a bathroom, a separate toilet, a storage room, and a large hall. Adjacent to the living room and bedrooms is a large balcony facing northeast towards the forest, guarantees morning sunlight.

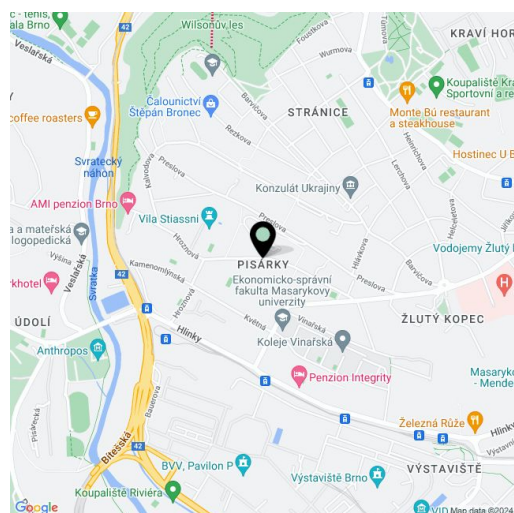
The high-standard facilities include wooden floors made of oiled oak, 2.1 m high rebateless doors, aluminum windows with insulating triple glazing and electrically controlled exterior blinds, large-format ceramic floor and wall tiles, brand-name sanitary ware and faucets, and a smart home system controlling, among other things, cooling, and underfloor heating. The purchase price includes a cellar storage cubicle. It is possible to purchase a 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 95.93 m², balcony 26.83 m², cellar 3.21 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.



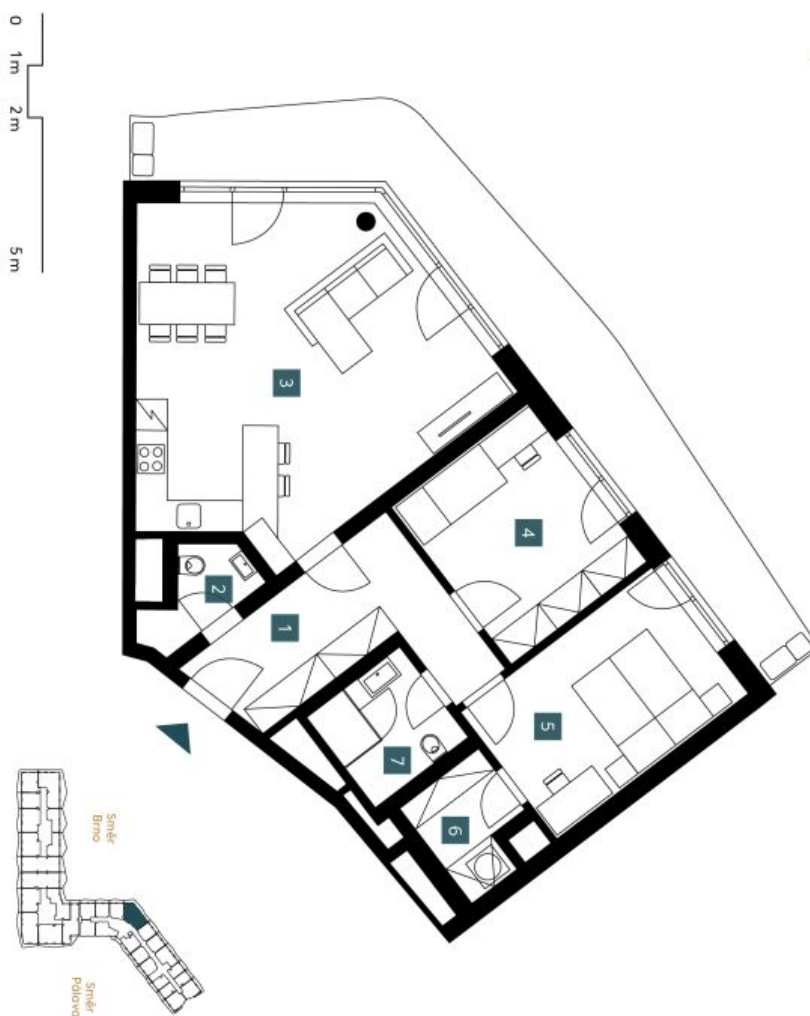
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1.2.05	
2. NP 3+Kk	
1st floor	2 bdr/m
1	Předstřih Hallway
2	WC
3	Obývací pokoj + Kk Living room + Kitchen
4	Pokoj Room
5	Ložnice Bedroom
6	Komora s pračkou Laundry room
7	Koupelna + WC Bathroom + WC
Užitná plocha Useable area	85.17 m ²
Podlahová plocha Floor area	95.93 m ²
Balkón Balcony	26.83 m ²
Celková plocha Total area	122.76 m²

EXKLUZIVNÍ ZASTOUPENÍ
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Popis: Společně s ostatními jednotkami v přízemí a na 1. a 2. patře, včetně výtahu, elektrického a telefonického inženýringu, klimatizace a centrálního vytápění, je součástí komplexu. Provozní úpravy a úpravy jsou specifikovány ve stavebním povolení. Konečné podmínky a podmínky koupání. Orientaci naleznete v příloze. Všechny rozměry jsou uvedeny v mm (okrouhleno na celá čísla).
Note: The area of the individual room is only indicative. 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 (rounded without pointings).

