



Apartment Studio (1+kk)

35.93 m², Brno, Pisárky, Nad Pisárkami

€ 330 462 | CZK 8 326 000





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Total area	44 m²
Floor area*	36 m²
Balcony	9 m²
Parking	-
Cellar	-
PENB	B
Reference number	105215

This southwest-facing, air-conditioned studio unit with a balcony and pleasant views of the treetops 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 living room is adjoined by a southwest-facing balcony with views of the treetops and the Pálava wine-growing region, allows for an abundance of afternoon sun to flow in.

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 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.

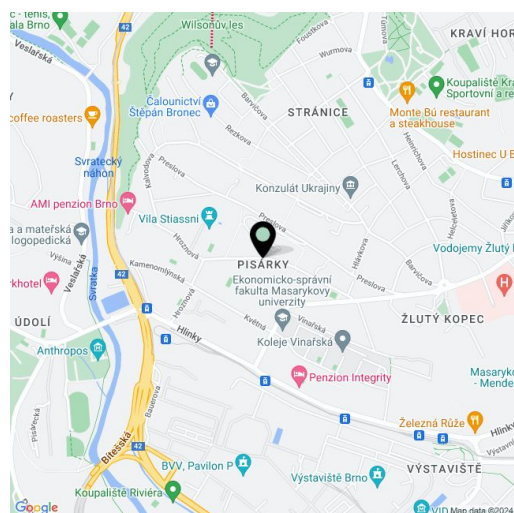
The apartment building will be surrounded by greenery with water features and park landscaping, which will naturally connect to the surrounding forest, inviting for walks and bike trips. A restaurant with impressive views of the city and the 50-kilometer wine paradise of Pálava will operate directly 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 35.93 m², balcony 8.52 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.



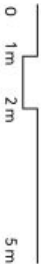
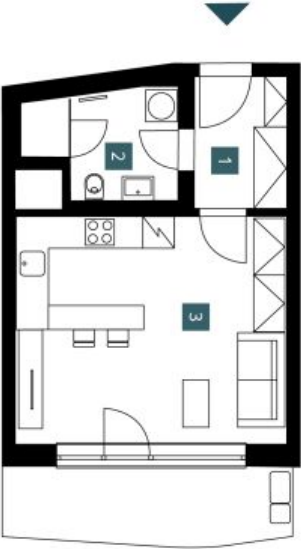
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1.2.14	
2. NP 1 + Kk	
1st floor	studio
1	Předstřih
	Hallway
2	Koupelna + WC
	Bathroom + WC
3	Obývací pokoj + Kk
	Living room + kitchen
Užitná plocha	
Usable area	4.44 m²
Podlahová plocha	
Floor area	5.35 m²
Balkón	
Balcony	22.47 m²
Celková plocha	
Total area	32.26 m²
Podlahová plocha	
Floor area	35.93 m²
Balkón	
Balcony	8.52 m²
Celková plocha	
Total area	44.45 m²

EXKLUZIVNÍ ZASTOUPENÍ
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Respektujeme právo každého občana na volnou výstavbu a výstavbu v rámci svého vlastního práva. Všechny údaje, které jsou uvedeny v tomto inzerátu, jsou pouze orientační a nejsou zárukou. Pro více informací a podrobnosti se obraťte na makléře. Všechny údaje, které jsou uvedeny v tomto inzerátu, jsou pouze orientační a nejsou zárukou. Pro více informací a podrobnosti se obraťte na makléře.



NOVÁ MYSLIVNA