



Apartment One-bedroom (2+kk)

€ 720 095 | CZK 18 186 000

69.95 m², Brno, Pisárky, Nad Pisárkami





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Total area	99 m ²
Floor area*	70 m ²
Balcony	29 m ²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	2 m ²
PENB	B
Reference number	105216

This corner apartment with a large L-shaped balcony, offering views of the surrounding greenery, is located on the 1st floor of the premium Nová Myslivna residence, which is currently being built in a completely quiet area in the middle of a forest park and at the same time just a few minutes' drive from the center of Brno. In addition to comfortable high-standard living, the residence will also offer its residents an underground garage, wellness, fitness, reception, or a garden in the courtyard.

The practical layout of the apartment consists of a living room with a kitchen, a bedroom, a bathroom (with a shower and toilet), a walk-in wardrobe/closet, and a large hall. Both rooms lead to a large southwest-facing balcony.

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, 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 a garage or outdoor parking 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.

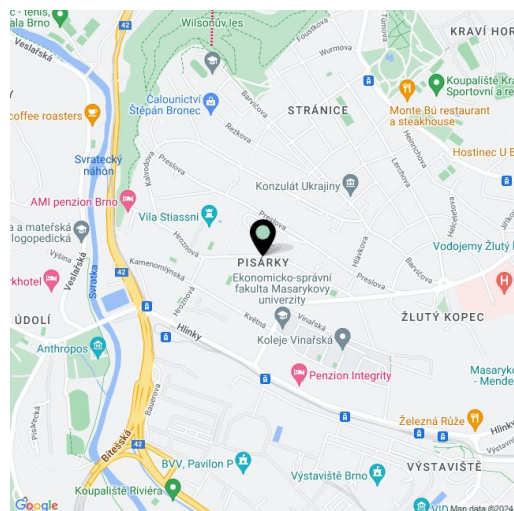
The apartment building will be surrounded by greenery with water features and a park arrangement that will naturally connect to the surrounding forest park. A restaurant will operate directly in the building with impressive views of the city and the wine paradise of Pálava, 50 kilometers away. There 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 69.95 m², balcony 29.38 m², cellar 2.25 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.



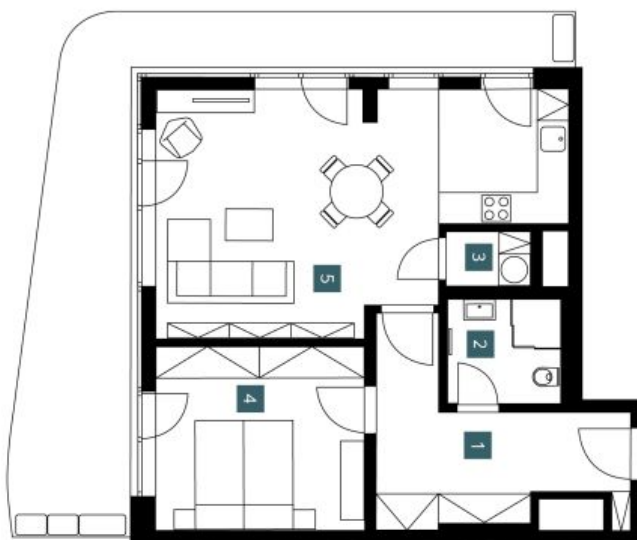
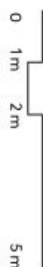
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2.2.02	
2. NP 2+KK	
1st floor	1 bdrm
1	Předstřih Hallway
2	Koupelna + WC Bathroom + WC
3	Šatna Dressing room
4	Ložnice Bedroom
5	Obývací pokoj + KK Living room + kitchen
Užitná plocha Usable area	62.53 m ²
Podlahová plocha Floor area	69.95 m ²
Balkón Balcony	29.38 m ²
Celková plocha Total area	99.33 m ²

EXKLUZIVNÍ ZASTOUPENÍ
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NOVÁ MYSLIVNA

Popis: Společně s ostatními jednotkami jsou poskytnuty vybavené a měřené vzhledy (oběhová a kuchyňská linka, elektrická spotřebiče, sada nářadí) včetně osazení. Bezpečnostní prvky a konstrukce, povrchové úpravy a systémové prvky jsou specifikovány ve stavebním provedení. Konečné provedení Smlouvy o budoucí kupní smlouvě. Orientační plán je pouze ilustrativní a není závazný. (Obsahová část bez příloh)

Note: The area of the individual room are only indicating. The facilities pictured in the floor plan (kitchen, kitchen, electrical appliances, etc.) are not included. The delivery, design specifications, final 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
Smeč Pálovka
MINUTE ESTATE