



## Apartment Two-bedroom (3+kk)

€ 1 193 744 | CZK 30 148 000

104.65 m<sup>2</sup>, Brno, Pisárky, Nad Pisárkami





## Apartment Two-bedroom (3+kk)

€ 1 193 744 | CZK 30 148 000

104.65 m<sup>2</sup>, Brno, Pisárky, Nad Pisárkami

Total area	156 m <sup>2</sup>
Floor area*	105 m <sup>2</sup>
Balcony	51 m <sup>2</sup>
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	4 m <sup>2</sup>
PENB	B
Reference number	105217

This 1st floor housing unit with an southeast-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 unit consists of a living room with a preparation for a kitchen, 2 bedrooms, a bathroom (with a toilet), a separate toilet, a walk-in wardrobe, a large hall, and a foyer. Adjacent to the living room and bedrooms is a large balcony facing southeast towards the forest.

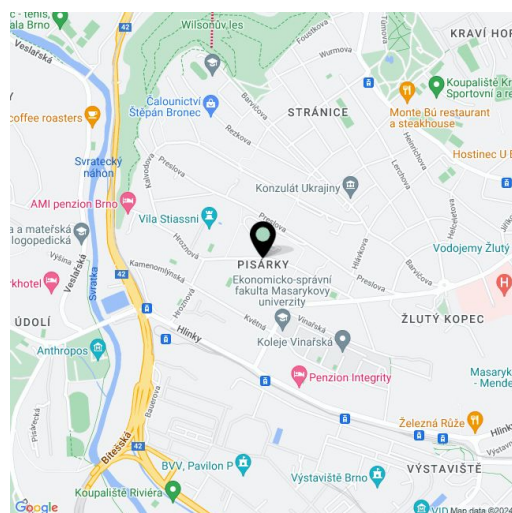
The high-standard facilities include **wooden floors** made of **oiled oak**, 2.1 m high rebateless doors, **aluminum windows** with insulating triple glazing and electrically controlled exterior blinds, large-format ceramic floor and wall tiles, brand-name sanitary ware and faucets, and a smart home system controlling, among other things, cooling, and underfloor heating. The purchase price includes a **cellar storage cubicle**. It is possible to purchase a **garage 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 104.65 m<sup>2</sup>, balcony 51.38 m<sup>2</sup>, cellar 4.38 m<sup>2</sup>.  
Subject to special legal conditions.

Expected completion date is summer 2026.

For more information, please visit the project website  
[www.novamyslivna.com](http://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.

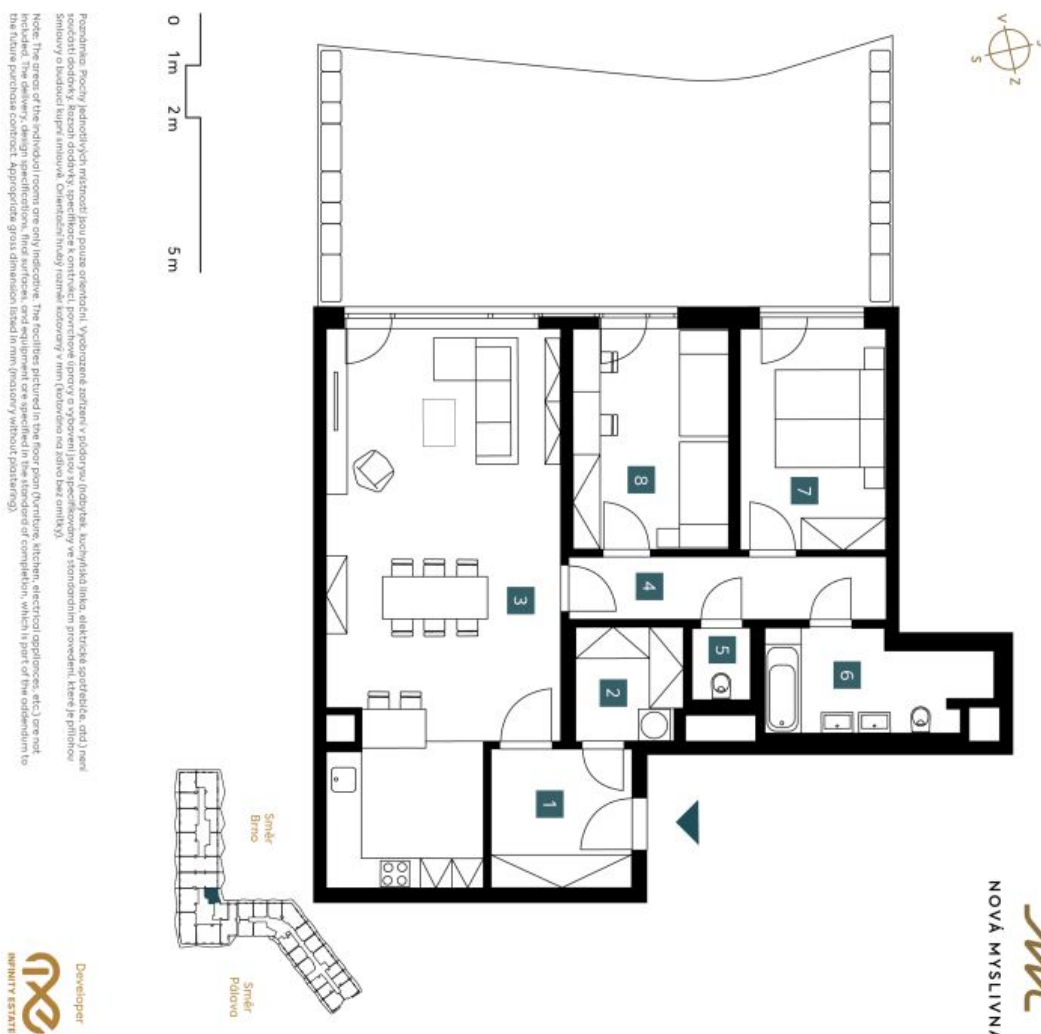


# Apartment Two-bedroom (3+kk)

€ 1 193 744 | CZK 30 148 000

104.65 m<sup>2</sup>, Brno, Pisárky, Nad Pisárkami

<b>2.2.12</b>	
<b>2. NP   3 + KK</b>	
1st floor	2 bdr/m
1	Předstř Hallway 7,10 m <sup>2</sup>
2	Šatna Dressing room 4,35 m <sup>2</sup>
3	Obývací pokoj + KK Living room + kitchen 42,95 m <sup>2</sup>
4	Chodba Hall 7,16 m <sup>2</sup>
5	WC WC 1,52 m <sup>2</sup>
6	Kaupelna + WC Bathroom + WC 7,43 m <sup>2</sup>
7	Ložnice Bedroom 12,43 m <sup>2</sup>
8	Pokoj Room 11,61 m <sup>2</sup>
Užitná plocha Usable area 94,55 m <sup>2</sup>	
Podlahová plocha Floor area 104,65 m <sup>2</sup>	
Balkón Balcony 51,38 m <sup>2</sup>	
Celková plocha Total area 156,03 m <sup>2</sup>	
EKLUZIVNÍ ZASTOUPENÍ svoboda&williams   CHRISTIE'S INTERNATIONAL REAL ESTATE	



Popis: Specifické detaily předání jsou pouze orientační. Vybavení a zařízení v příloze (obědňák, kuchyňská aparatura, atd.) není součástí osobní, bezplatné dodání, specifikace a konstrukce. Provozní úpravy a výměny jsou specifikovány ve státním předpisu, které je přílohou Smlouvy o budoucí kupní smlouvě. Orientaci řádky rovněž sdělujeme vinn (obdobou na zápis bez emily).

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, 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 (quantity without postings).

Developer  
NOVÁ MYSLIVNA  
MINORITY ESTATE