



Apartment One-bedroom (2+kk)

€ 717 563 | CZK 18 079 000

69.13 m², Brno, Pisárky, Nad Pisárkami





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Total area	105 m²
Floor area*	69 m²
Balcony	36 m²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	2 m²
PENB	B
Reference number	105218

This apartment with southwest-facing balcony with views of the treetops and the Pálava wine-growing region is located on the 1st floor of the premium Nová Myslivna residence. This new building will become part of the forest park above Pisárky Valley, and the center of Brno will be only a few minutes' drive away. The residential project will offer its residents comfortable high-standard living, parking, a reception, a wellness and fitness zone, and a garden in the courtyard.

The layout consists of a living room with an adjoining kitchen, a bedroom, a bathroom (with a shower and toilet), and an entrance hall. All rooms have access to a sunny balcony with views of the treetops and the Pálava landscape.

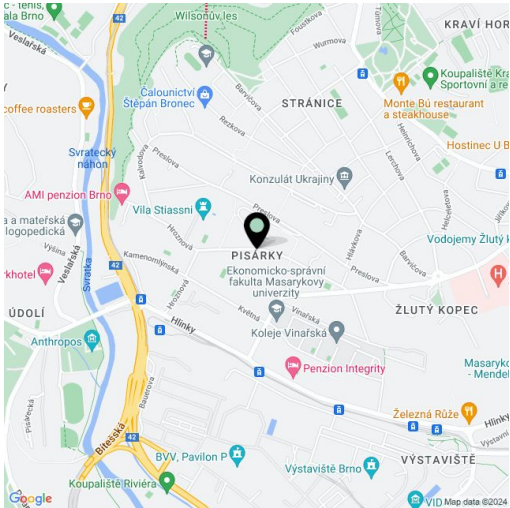
The high-standard facilities include wooden floors made of oiled oak, 2.1 m high rebateless doors, aluminum windows with insulating triple glazing and electrically controlled exterior blinds, a premium Hanák kitchen fully equipped with Miele appliances, large-format ceramic floor and wall tiles, brand-name 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 a garage or outdoor parking space. The building uses sustainable technologies to reduce energy consumption (heat pumps, photovoltaic panels). Other benefits include an elevator, 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. A restaurant with impressive views of the city and the wine-growing Pálava region, 50 kilometers away, is directly in the building. 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 69.13 m², balcony 36.11 m²., cellar 1.7 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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2.2.19

2. NP | 2 + KK

1st floor 1 bdrm

1	Předsiň Hallway	8,66 m²
2	Koupelna + WC Bathroom + WC	5,73 m²
3	Ložnice Bedroom	16,14 m²
4	Obývací pokoj + KK Living room + kitchen	31,87 m²

Užitná plocha Usable area	62,40 m²
Podlahová plocha Floor area	69,13 m²
Balkón Balcony	36,11 m²
Celková plocha Total area	105,24 m²

EXKLUZIVNÍ ZASTOUPENÍ

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Prostředím: Bydly individuálně odlišit, jsou pouze orientační. Vybavenost a nábytek v příloze (obrátek, kuchyňská aparatura, atd.) není součástí osobního bezplatného dodatku, specifikace a kontrola. Povinnou úpravu a vybavení jsou specifikovány ve státním právním předpisu. Smlouva o budoucí kupní smlouvě. Klienti si mohou vybrat z různých možností v rámci (obdobu na zápis bez zápisu).

Note: The area of the individual room are only indicative. The facilities pictured in the floor plan (furniture, kitchen, electrical appliances, etc.) are not included. The delivery, design specifications, floor surface, 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 (fractions without rounding).



NOVÁ MYSLIVNA