



Apartment Two-bedroom (3+kk)

€ 938 340 | CZK 23 679 000

95.93 m², Brno, Pisárky, Nad Pisárkami





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Total area	122 m ²
Floor area*	96 m ²
Balcony	26 m ²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	3 m ²
PENB	B
Reference number	105220

This 2nd 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.

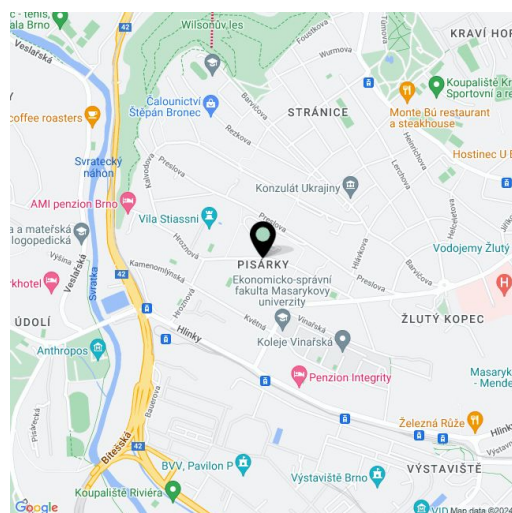
The high-standard facilities include wooden floors made of oiled oak, 2.1 m high rebateless doors, aluminum windows with insulating triple glazing and electrically controlled exterior blinds, large-format ceramic floor and wall tiles, brand-name sanitary ware and faucets, and a smart home system controlling, 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 26.34 m², cellar 3.54 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.



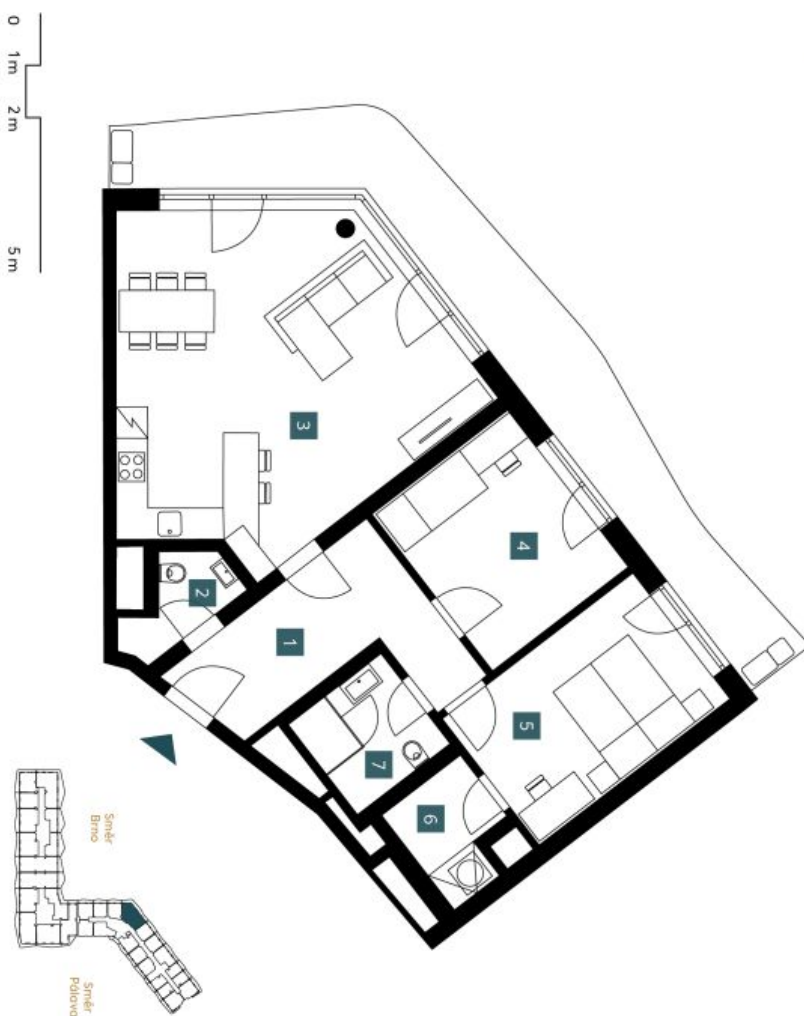
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1.5.05	
3. NP 3+kk	
2nd floor 2 bdr	
1 Předstřih Hallway	11,30 m ²
2 WC	2,72 m ²
3 Obývací pokoj + KK Living room + Kitchen	36,63 m ²
4 Pokoj Room	12,24 m ²
5 Ložnice Bedroom	13,84 m ²
6 Komora s pračkou Laundry room	3,61 m ²
7 Koupelna + WC Bathroom + WC	4,83 m ²
Užitná plocha Usable area	85,17 m²
Podlahová plocha Floor area	95,93 m²
Balkón Balcony	26,34 m²
Celková plocha Total area	122,27 m²

EXKLUZIVNÍ ZASTOUPENÍ
svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE



Popis: Specifické podrobnosti o podrobnostech, vybavení a materiálu v předstihu (oběh, kuchyňská aparatura, atd.) není poskytnut. Pro více informací kontaktujte zástupce a konstruktory. Provozní úpravy a systémové specifikace ve stavebním provedení, které je přílohou Smlouvy o budoucí kupní smlouvě. Občanské inženýrské služby v rámci stavebního vymoženosti na adrese bez záruky.
Note: The area of the individual room are only indicative. The facilities pictured in the floor plan (kitchen, electrical appliances, etc.) are not included. The delivery, design specifications, finish 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 post-decimal).

Developer
INFINITY ESTATE



NOVÁ MYSLIVNA