



Apartment Studio (1+kk)

€ 343 338 | CZK 8 671 000

36.55 m², Brno, Pisárky, Nad Pisárkami





Apartment Studio (1+kk)

36.55 m², Brno, Pisárky, Nad Pisárkami

€ 343 338 | CZK 8 671 000

Total area	44 m²
Floor area*	37 m²
Balcony	7 m²
Parking	-
Cellar	-
PENB	B
Reference number	105221

This southwest-facing, air-conditioned studio unit with a balcony and with views of the treetops and the Pálava wine-growing region is located on the 2nd 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**, 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.

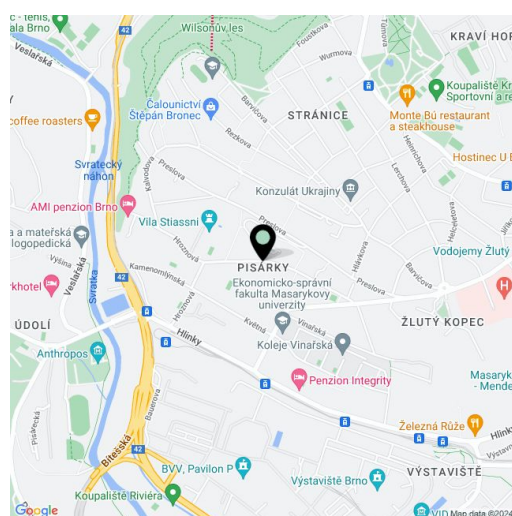
Floor area 36.55 m², balcony 7.21 m².

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.

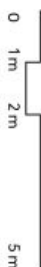
36.55 m², Brno, Pisárky, Nad Pisárkami

EXKLUZIVNI ZASTOUPENÍ
svobodaswilliams | CHRISTIE'S
INTERVENING REAL ESTATE

1.515	
3. NP 1 + Kk	
2nd floor	studio
1	Předsiň
	Hallway
2	Koupelna + WC
	Bathroom + WC
3	Obyvací pokoj + Kk
	Living room + Kitchen
	Užitná plocha
	Usable area
	Podlahová plocha
	Floor area
	32,96 m ²
	36,55 m ²
	Balkón
	Balcony
	7,21 m ²
	Celková plocha
	Total area
	43,76 m ²



NOVÁ MYSLIVNA

[illegible]