



Apartment One-bedroom (2+kk)

€ 573 328 | CZK 14 445 000

62.46 m², Brno, Pisárky, Nad Pisárkami





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Total area	66 m²
Floor area*	62 m²
Balcony	4 m²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	4 m²
PENB	B
Reference number	105222

This southwest-facing housing unit with a balcony and views of the treetops and the Pálava wine-growing region is located on the 2nd 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.

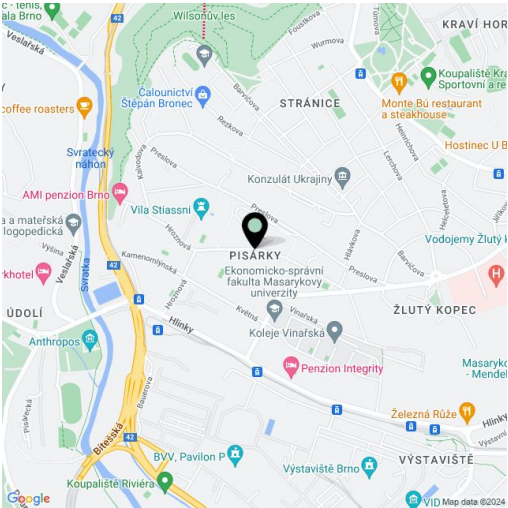
The layout consists of a living room with an adjoining kitchen, a bedroom, a bathroom (with a shower and toilet), and an entrance hall. The living room is adjoined by a southwest-facing balcony, allows for an abundance of afternoon sun to flow in.

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 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 62.46 m², balcony 3.63 m², cellar 3.54 m².

For more information, please visit the project website www.novamyslivna.com.

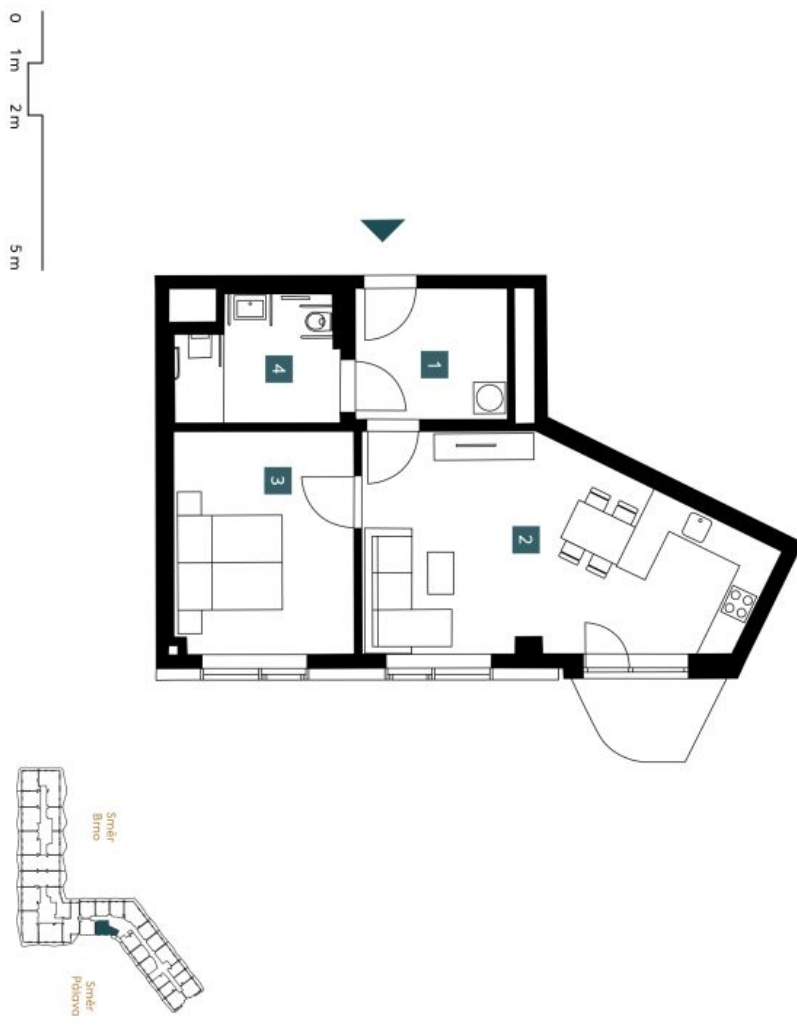


* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

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1.3.18	
3. NP 2 + KK	
2nd floor	1 bdrm
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1	Předstř. s pračkou
	Hallway with washing machine
2	Obývací pokoj + KK
	Living room + kitchen
3	Ložnice
	Bedroom
4	Koupelna + WC
	Bathroom + WC
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Užitná plocha	55,99 m²
Usable area	
Podlahová plocha	62,46 m²
Floor area	
<hr/>	
Balkón	3,63 m²
Balcony	
<hr/>	
celková plocha	66,09 m²
Total area	

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Developer
INFINITY ESTATES