



## Apartment One-bedroom (2+kk)

€ 626 609 | CZK 15 825 000

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





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Total area	80 m <sup>2</sup>
Floor area*	61 m <sup>2</sup>
Balcony	19 m <sup>2</sup>
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	2 m <sup>2</sup>
PENB	B
Reference number	105223

This new air-conditioned apartment with a balcony and pleasant green views is located on the 2nd floor of the Nová Myslivna project. This premium residence with a wellness and fitness zone, a reception, and a courtyard garden allows you to live in the middle of nature while being close to complete urban amenities.

The practical layout consists of a living room with a kitchen, a bedroom, a bathroom, a separate toilet, and an entrance hall. Both rooms have access to the south-facing balcony.

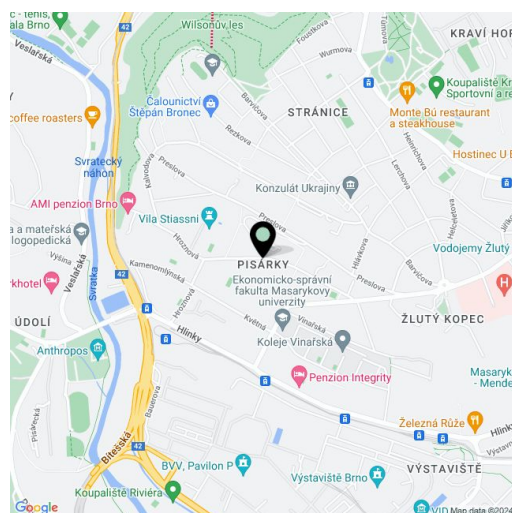
The high-standard facilities include **wooden floors** made of **oiled oak**, 2.1 m high rebateless doors, aluminum windows with insulating triple glazing and electrically controlled exterior blinds, a **premium Hanák kitchen fully equipped with Miele appliances**, large-format ceramic floor and wall 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 an additional 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 landscaping**, which will naturally connect to the surrounding forest, perfect for walks or bike rides. A restaurant with views of the city and the **wine-growing Pálava region**, 50 kilometers away, is directly in the building. There will be a bus stop not far from the residence, and the city center or **Campus Square shopping center** is about 15 minutes away by car or bus.

Floor area 61.43 m<sup>2</sup>, balcony 19.03 m<sup>2</sup>, cellar 1.72 m<sup>2</sup>.

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.





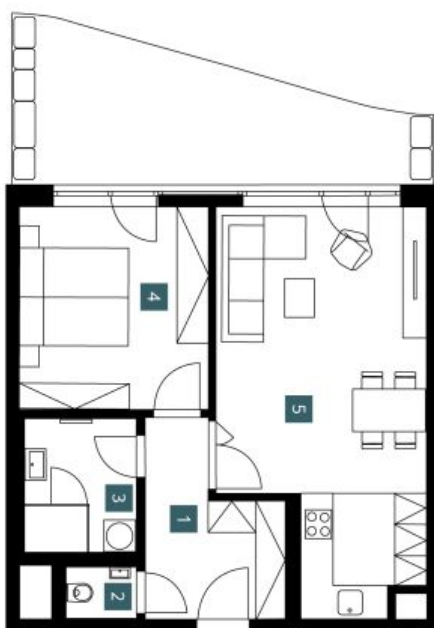
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<b>2.5.05</b>	
<b>3. NP   2+KK</b>	
2nd floor   1bdrm	
1	Předstřih Hallway
2	WC WC
3	Koupelna Bathroom
4	Ložnice Bedroom
5	Obyvací pokoj + KK Living room + kitchen
Užitná plocha Usable area	7,94 m <sup>2</sup>
Podlahová plocha Floor area	1,31 m <sup>2</sup>
Balkón Balcony	5,44 m <sup>2</sup>
Celková plocha Total area	13,94 m <sup>2</sup>
	27,14 m <sup>2</sup>
	55,77 m <sup>2</sup>
	61,43 m <sup>2</sup>
	19,03 m <sup>2</sup>
	80,46 m <sup>2</sup>

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



Popis: Jednotlivých jednotek jsou pouze orientační. Vybavení a zařízení v příloze (obědňák, kuchyňská linka, elektrická spotřebiče, atd.) není součástí osobní, bezplatné dodatky, specifikace a konstrukce. Provozní úpravy a systémové změny provedené ve stávajícím provedení, které je přílohou Smlouvy o budoucí kupní smlouvě. Orientaci řádky rovněž sledovat v mřížce (obdobu na zápis bez emky).

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 (rounding without postscript).

Developer  
Smeř Pálava  
MINUTE ESTATE

NOVÁ MYSLIVNA