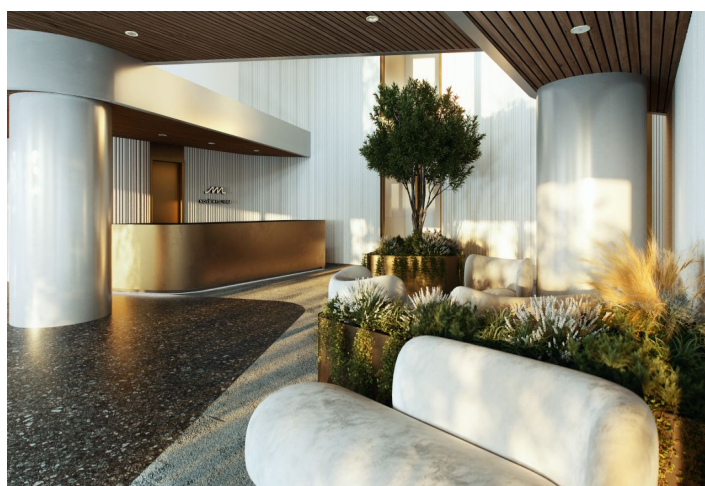




Apartment One-bedroom (2+kk)

€ 533 201 | CZK 13 434 000

57.58 m², Brno, Pisárky, Nad Pisárkami





Apartment One-bedroom (2+kk)

€ 533 201 | CZK 13 434 000

57.58 m², Brno, Pisárky, Nad Pisárkami

| | |
|------------------|---|
| Total area | 58 m² |
| Parking | Possibility to purchase a parking space |
| Garage | Yes |
| Cellar | 3 m² |
| PENB | B |
| Reference number | 105225 |

This southwest-facing apartment with views of the treetops and the Pálava wine-growing region is located on the 3rd 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.

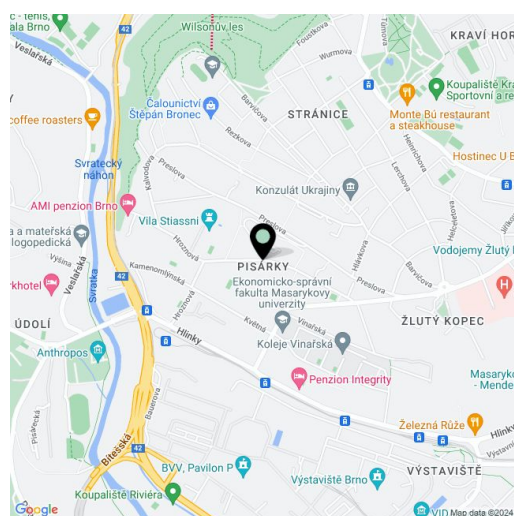
The layout consists of a living room with an adjoining kitchen, a bedroom, a bathroom (with a shower and toilet), and an entrance hall.

The 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 57.58 m², cellar 3.46 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.



Apartment One-bedroom (2+kk)

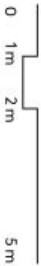
€ 533 201 | CZK 13 434 000

57.58 m², Brno, Pisárky, Nad Pisárkami

| | |
|--|----------|
| 1.4.01 | |
| 4. NP 2+KK | |
| 3rd floor 1 bdrm | |
| 1 Předstř s pračkou Hallway with washing machine | 9.89 m² |
| 2 Obývací pokoj + KK Living room + kitchen | 15.12 m² |
| 3 Ložnice Bedroom | 22.25 m² |
| 4 Koupelna + WC Bathroom + WC | 4.93 m² |
| Úžitná plocha Usable area | |
| 52.19 m² | |
| Podlahová plocha Floor area | |
| 57.58 m² | |
| Celková plocha Total area | |
| 57.58 m² | |
| EKLUZIVNÍ ZASTOUPENÍ svoboda&williams CHRISTIE'S INTERNATIONAL REAL ESTATE | |



NOVÁ MYSLIVNA



Prostředím: Blízkost leteckých objektů, blízkost zastávek, výhledová místa, kulturní zařízení, atd. I není možné poskytnout detailní popis okolí, protože se jedná o výhledovou mapu, která je pouze orientační. Směrův a blízkost leteckých objektů, blízkost zastávek, výhledová místa, kulturní zařízení, atd. I není možné poskytnout detailní popis okolí, protože se jedná o výhledovou mapu, která je pouze orientační.

Note: The area of the individual room are only indicated. 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 postscript).

