



## Apartment Studio (1+kk)

€ 358 365 | CZK 9 050 500

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





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Total area	45 m <sup>2</sup>
Floor area*	37 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	-
Cellar	-
PENB	B
Reference number	105226

This air-conditioned unit with a balcony offering beautiful views of the treetops is located on the 3rd floor of the premium Nová Myslivna residence, which is being built in a quiet green location in the forest park above Pisárky Valley and at the same time just a few minutes' drive from the center of Brno. The residential project will provide its residents with comfortable, high-standard living and access to the reception, wellness and fitness zone, underground parking, or the garden in the courtyard.

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

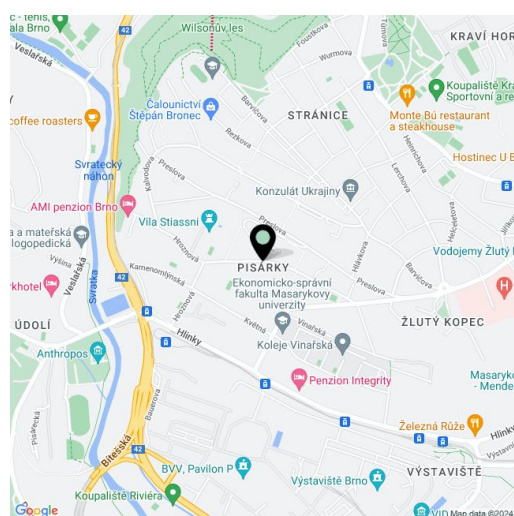
The high-standard facilities include **wooden floors** made of oiled oak, 2.1 m high rebateless doors, aluminum windows with insulating triple glazing and electrically controlled **exterior blinds**, a premium **Hanák** kitchen fully equipped with **Miele** appliances, large-format ceramic floor and wall tiles, brand-name sanitary ware and faucets, and a smart home system controlling, among other things, cooling, and underfloor heating. The 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. A **restaurant** with impressive 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 36.65 m<sup>2</sup>, balcony 7.89 m<sup>2</sup>.  
Subject to special legal conditions.

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.



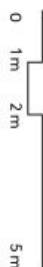
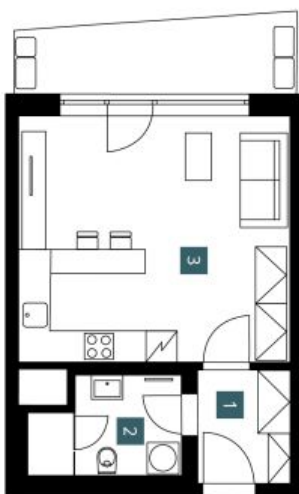
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<b>14.09</b>	
4. NP   1 + Kk	
3rd floor	studio
1	Předstřih Hallway
2	Koupelna + WC Bathroom + WC
3	Obývací pokoj + Kk Living room + Kitchen
Užitná plocha Usable area	33,03 m <sup>2</sup>
Podlahová plocha Floor area	36,65 m <sup>2</sup>
Balkón Balcony	7,89 m <sup>2</sup>
Celková plocha Total area	44,54 m <sup>2</sup>

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



Respektujeme právo každého občana na volnou volbu bydliště a poskytl bychom Vám všechny dostupné informace a podklady k dispozici. Pokud budete mít zájem, můžete nás kontaktovat na telefonním čísle 222 222 222. Pro více informací nás můžete kontaktovat na e-mailové adrese info@svoboda-williams.com. Smlouva o budoucí kupní smlouvě. Občanští členové vinné jednotky vinné jednotky. Období na zápis bez zápisu.

Note: The area of the individual room are only indicating. The facilities pictured in the floor plan (furniture, 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).



NOVÁ MYSLIVNA