



Apartment Studio (1+kk)

€ 353 811 | CZK 8 935 500

36.55 m², Brno, Pisárky, Nad Pisárkami





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Total area	43 m ²
Floor area*	37 m ²
Balcony	7 m ²
Parking	-
Cellar	-
PENB	B
Reference number	105227

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 3rd 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.

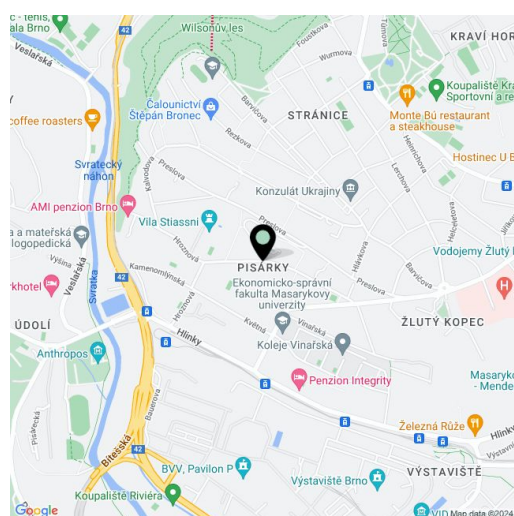
Floor area 36.55 m², balcony 6.9 m².

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.



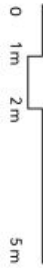
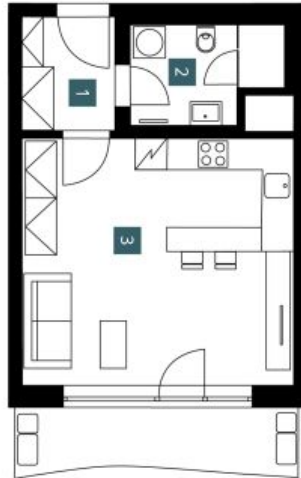
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14.13	
4. NP 1+Kk	
3rd floor	studio
1	3.82 m²
Předstřih Hallway	
2	4.93 m²
Koupelna + WC Bathroom + WC	
3	24.21 m²
Obývací pokoj + KK Living room + Kitchen	
Užitná plocha Usable area	32.96 m²
Podlahová plocha Floor area	36.55 m²
Balkón Balcony	6.90 m²
Celková plocha Total area	43.45 m²

EXKLUZIVNÍ ZASTOUPENÍ
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INTERNATIONAL REAL ESTATE



Popis: Společně s dalšími jednotkami jsou pronajímány, vybavené a udržovány v předem dohodnuté, vyhovující úroveň, elektrická zařízení, a další nezbytné prvky. Je třeba dodat, specifikace a konstrukce. Provozní úpravy a systémové specifikace ve stávajícím provedení, které je přílohou Smlouvy o budoucí kupní smlouvě. Občanští inženýři rovněž stanoví vmm (obdobou na zápis bez emky).

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 (rounded without post-decimals).



NOVÁ MYSLIVNA