



Apartment One-bedroom (2+kk)

€ 865 053 | CZK 21 795 000

73.24 m², Brno, Pisárky, Nad Pisárkami





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Total area	121 m²
Floor area*	73 m²
Terrace	48 m²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	2 m²
PENB	B
Reference number	105228

This premium air-conditioned apartment with a large terrace offering views of the forest park and the surrounding area is located on the 3rd floor of the first-class Nová Myslivna residence. This new energy-efficient building is being built in a quiet green location in a forest park above Pisárky Valley, approx. 15 minutes' drive from the city center. Comfortable living at a high standard complemented by problem-free parking, a reception, a wellness and fitness zone, and a garden in the courtyard.

The layout consists of a living room with a kitchen, a bedroom, a walk-in wardrobe, a bathroom (with a bathtub and a toilet), and a foyer. Both rooms have access to a large terrace that receives plenty of morning sunlight.

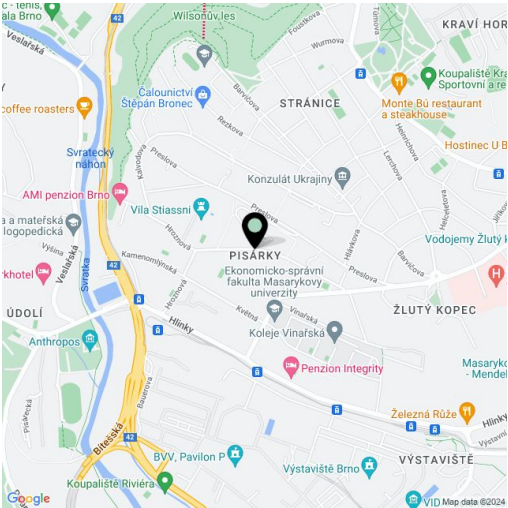
The high-standard facilities include wooden floors made of oiled oak, 2.1 m high rebateless doors, aluminum windows with insulating triple glazing and electrically controlled exterior blinds, premium Hanák kitchen fully equipped with Miele appliances, large-format ceramic floor and wall tiles, brand-name 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, 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 a park arrangement that will naturally connect to the surrounding forest park. A restaurant will operate directly in the building with impressive views of the city and the wine paradise of Pálava, 50 kilometers away. 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 73.24 m², terrace 48.05 m², cellar 2.09 m².

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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2.4.05	
4. NP 2 + KK	
3rd floor 1 bdrm	
1 Předstř Hallway	5.60 m²
2 Koupelna + WC Bathroom + WC	7.09 m²
3 Obývací pokoj + KK Living room + Kitchen	33.59 m²
4 Ložnice Bedroom	12.25 m²
5 Šatna Dressing room	7.85 m²
Užitná plocha Usable area	
66.38 m²	
Podlahová plocha Floor area	
73.24 m²	
Balkón Balcony	
48.05 m²	
Celková plocha Total area	
124.23 m²	
EKLUZIVNÍ ZASTOUPENÍ svoboda&williams CHRISTIE'S INTERNATIONAL REAL ESTATE	

Prostředím: Bydliště ležící v blízkosti hlavního obchodního centra, v blízkosti parku, škol, zdravotního střediska, a dle potřeby i ostatních zařízení. Provozovatelé a vlastníci bytů jsou povinni dodržovat pravidla a předpisy, které se vztahují na bydlení v tomto objektu. Klienti by měli být informováni o všech podmínkách a o všech potřebných dokumentech před podpisem smlouvy o nájmu. Smlouva o nájmu by měla být uzavřena v souladu s platnými právními předpisy. Provozovatelé a vlastníci bytů jsou povinni dodržovat pravidla a předpisy, které se vztahují na bydlení v tomto objektu. Klienti by měli být informováni o všech podmínkách a o všech potřebných dokumentech před podpisem smlouvy o nájmu. Smlouva o nájmu by měla být uzavřena v souladu s platnými právními předpisy.

