



Apartment Three-bedroom (4+kk)

€ 1 565 509 | CZK 39 443 000

142.22 m², Brno, Pisárky, Nad Pisárkami





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Total area	182 m ²
Floor area*	142 m ²
Balcony	40 m ²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	8 m ²
PENB	B
Reference number	105229

This premium bright and spacious apartment with 2 large balconies is part of the top-class Nová Myslivna residence with a reception, swimming pool, saunas, fitness zone, and rooftop restaurant. The project is located in a beautiful area in the middle of the forest park above Pisárky Valley.

The layout of the apartment consists of a living room with a preparation for a kitchen, a master bedroom with an en-suite bathroom, another 2 bedrooms, a central bathroom, a separate toilet, a **walk-in wardrobe**, a closet, a foyer, and a hallway. All rooms have access to one of the **two balconies**, which face **northeast and southwest** and provide beautiful views.

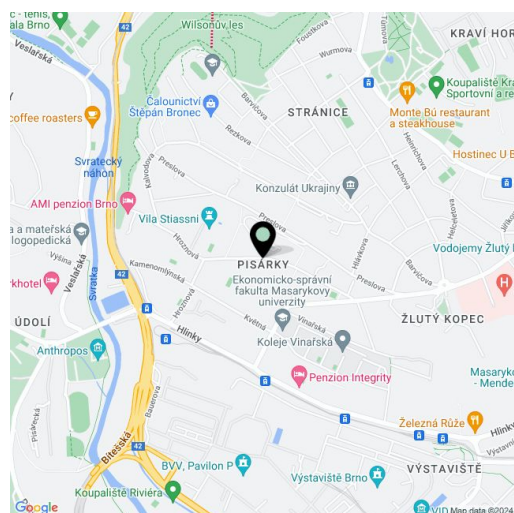
The high-standard facilities include wooden floors made of oiled oak, 2.1 m high rebateless doors, aluminum windows with insulating triple glazing and electrically controlled **exterior blinds**, large-format ceramic floor and wall tiles, brand-name sanitary ware and faucets, and a smart home system 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 modern 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 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 142.2 m², balconies 39.55 m², cellar 7.81 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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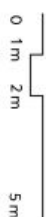
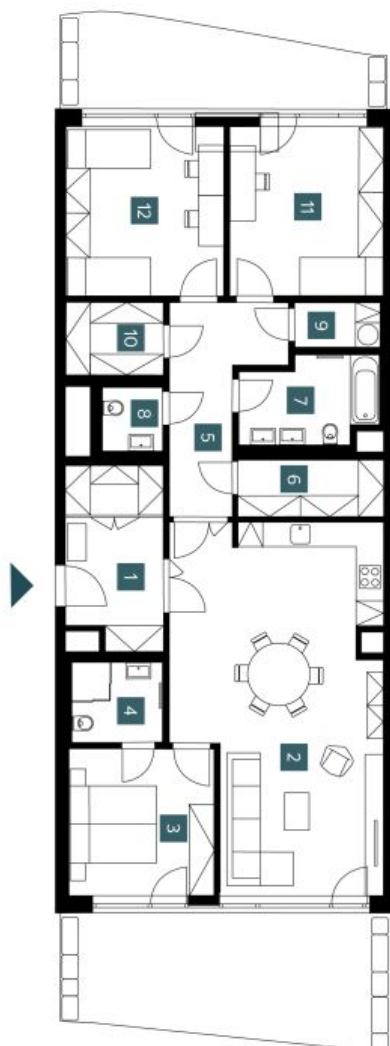
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2,4.10	
4. NP 4 + KK	
3rd floor 3 bdr	
1 Předsíň	9,96 m ²
2 Obývací pokoj + KK	41,12 m ²
3 Ložnice	12,33 m ²
4 Koupelna + WC	4,19 m ²
5 Chodba	9,79 m ²
6 Šatna	4,70 m ²
7 Koupelna + WC	6,51 m ²
8 WC	2,21 m ²
9 Komora	2,26 m ²
10 Šatna	4,12 m ²
11 Pokoj	15,11 m ²
12 Pokoj	15,54 m ²
Užitná plocha 127,84 m ²	
Podlahová plocha 142,22 m ²	
Balkón	39,55 m ²
Celková plocha	181,77 m ²

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EXKLUZIVNÍ ZASTOUPENÍ



Popis: Jedná se o tříložňový apartmán s výhledem na město, vybavený kvalitními elektrickými spotřebiči, sadou nádobí, osvětlením, klimatizací, s výhledem na město. Apartmán je vybavený moderním vybavením, které je přilohou k smlouvě o budoucí koupaci místnosti. Orientací směrem k západu (obdobou na západě bez emise).

Note: The area of the individual rooms are only indicative. The facilities pictured in the floor plan (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 up without post-decimals).



NOVÁ MYSLIVNA