



## Apartment Two-bedroom (3+kk)

€ 789 594 | CZK 20 020 165

94.09 m<sup>2</sup>, Brno-město, Pisárky, Nad Pisárkami





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Total area	94 m <sup>2</sup>
Front garden	47 m <sup>2</sup>
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	106630

This new air-conditioned apartment with a balcony and pleasant green views is located on the 2nd floor of the Nová Myslivna project. This premium residence with a wellness and fitness zone, a reception, and a courtyard garden allows you to live in the middle of nature while being close to complete urban amenities.

The practical layout consists of a living room with a kitchen, 2 bedrooms, a bathroom (with a WC), a separate toilet, a **walk-in wardrobe**, a hall and a foyer. All rooms have access to the **east-facing front garden**.

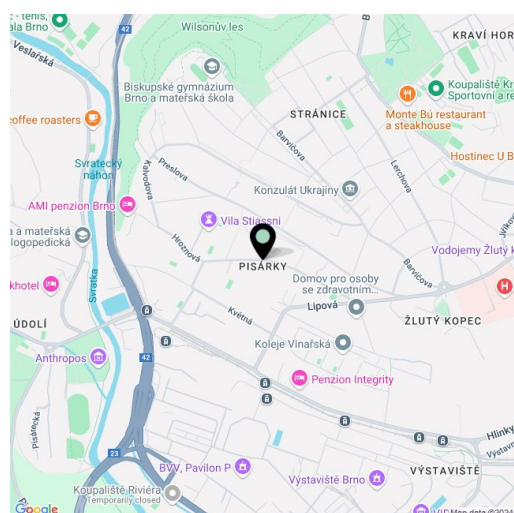
The high-standard facilities include **wooden floors** made of **oiled oak**, 2.1 m high rebateless doors, aluminum windows with insulating triple glazing and electrically controlled exterior blinds, a **premium kitchen fully equipped with appliances**, large-format ceramic floor and wall tiles, brand-name 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 an additional garage or outdoor parking space. 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, perfect for walks or bike rides. A restaurant with 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 94.09.43 m<sup>2</sup>, front garden 47.07 m<sup>2</sup>.

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.



