



## Apartment Two-bedroom (3+kk)

€ 794 293 | 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**.

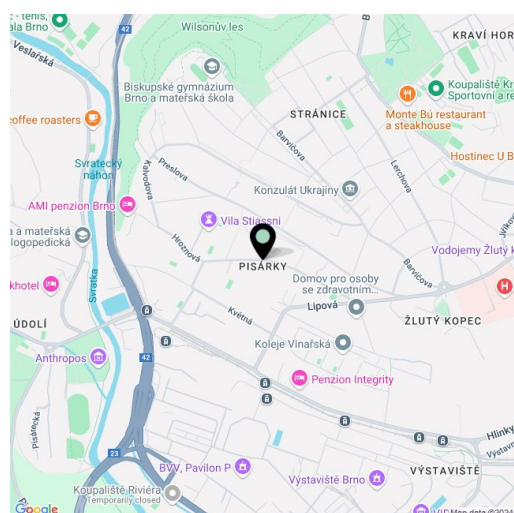
The high-standard facilities include **wooden floors** made of **oiled oak**, 2.1 m high rebateless doors, aluminum windows with insulating triple glazing and electrically controlled exterior blinds, a **premium kitchen fully equipped with appliances**, large-format ceramic floor and wall tiles, brand-name 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.



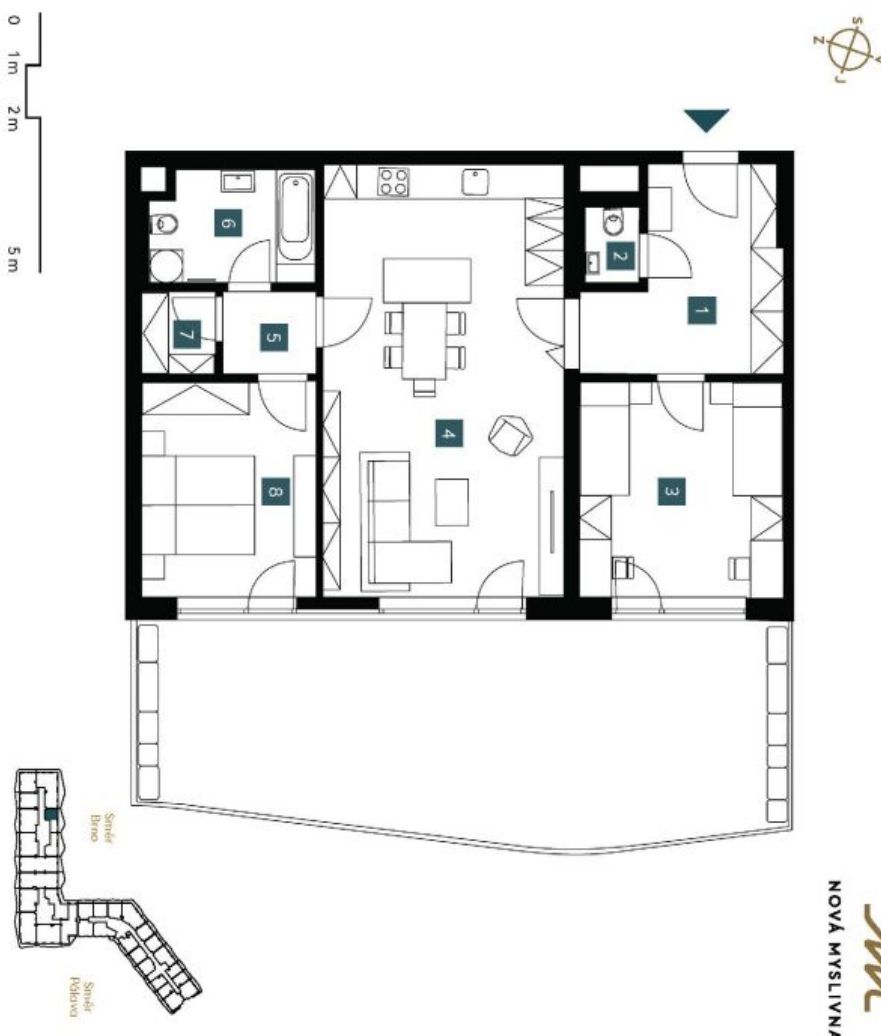
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<b>2.1.05</b>	
1. NP   3 + KK ground fl. 2 bdr	
1 Předstř Hallway	11,19 m <sup>2</sup>
2 WC	1,34 m <sup>2</sup>
3 Pokoj Room	14,71 m <sup>2</sup>
4 Obývací pokoj + KK Living room + kitchen	34,71 m <sup>2</sup>
5 Chodba Hall	2,57 m <sup>2</sup>
6 Koupelna + WC Bathroom + WC	5,99 m <sup>2</sup>
7 Šatna Dressing room	2,01 m <sup>2</sup>
8 Ložnice Bedroom	12,55 m <sup>2</sup>
<b>Užitná plocha</b> Usable area	<b>85,07 m<sup>2</sup></b>
<b>Podlahová plocha</b> Floor area	<b>94,09 m<sup>2</sup></b>
<b>Předzahrádka</b> Front garden	<b>47,07 m<sup>2</sup></b>
<b>Celková plocha</b> Total area	<b>141,16 m<sup>2</sup></b>

EVKLUZIVNÍ ZASTOUPENÍ  
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INTERNATIONAL REAL ESTATE



Popis: Bydlení (včetně nábytku) včetně dvou pokojů, obývacího pokoje, kuchyně, koupelny, šatny, ložnice, předzahrádka, a balkon. Součástí domovního vybavení jsou: spotřebiče, sanitární vybavení, klimatizace, ústřední vytápění a výtah. Provozní a servisní poplatky nejsou zahrnuté. Smlouva o nájmu kúpi mlčák. Ochranná služba zabezpečuje bezpečnost v rámci domovního vybavení (bezpečnostní systém, bezpečnostní dveře, bezpečnostní dveře).  
Note: The price of the individual items are only indicative. The facilities provided in the floor plan (furniture, kitchen, electrical appliances, etc.) are not included. The delivery, design, specification, final inspection, and equipment are specified in the contract of completion, which is part of the addendum to the future purchase contract. Apartment gross dimension listed in m<sup>2</sup> (grossly without postings).

