



## Apartment One-bedroom (2+kk)

€ 573 265 | CZK 14 400 411

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





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Total area	90 m <sup>2</sup>
Floor area*	66 m <sup>2</sup>
Balcony	24 m <sup>2</sup>
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	4 m <sup>2</sup>
PENB	B
Reference number	106632

This ground floor housing unit with a spacious balcony is part of the premium Nová Myslivna residential project, set in the forest park above the Pisárky Valley. Its high standards and and hassle-free parking will contribute to comfortable living, as will its wide range of services for residents: a reception, a relaxation area with a swimming pool, saunas and a fitness zone, as well as a rooftop restaurant with impressive views.

The layout consists of a living room with an adjoining kitchen, a bedroom, a bathroom (with a shower and toilet), and an entrance hall. All rooms have access to the large balcony.

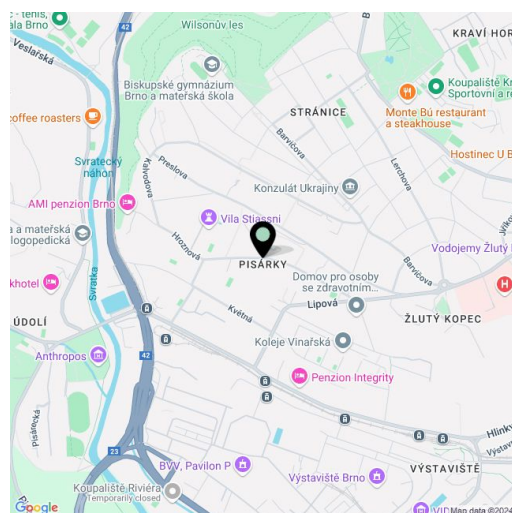
The high-standard facilities include wooden floors made of oiled oak, 2.1 m high rebateless doors, aluminum windows with insulating triple glazing and electrically controlled exterior blinds, a premium kitchen fully equipped with appliances, large-format ceramic floor and wall tiles, brand-name sanitary ware and faucets, and a smart home system controlling, among other things, cooling, and underfloor heating. It is possible to purchase a garage space. The building uses sustainable technologies to reduce energy consumption (heat pumps, photovoltaic panels). Other benefits include an elevator, 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. 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 52.36 m<sup>2</sup>, balcony 23.90 m<sup>2</sup>, sklep 3.61 m<sup>2</sup>.  
Subject to special legal conditions.

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>1.1.02</b>	
<b>1. NP   2 + Kk</b>	
ground fl.	1 bdr
<b>1</b>	<b>Předstř. s pračkou</b> Hallway with washing machine
<b>2</b>	<b>Koupelna + WC</b> Bathroom + WC
<b>3</b>	<b>Obývací pokoj + Kk</b> Living room + kitchen
<b>4</b>	<b>Ložnice</b> Bedroom
<b>Užitná plocha</b> Usable area	<b>60,81 m²</b>
<b>Podlahová plocha</b> Floor area	<b>66,28 m²</b>
<b>Balkón</b> Balcony	<b>23,90 m²</b>
<b>Celková plocha</b> Total area	<b>90,20 m²</b>

EKLUZIVNÍ ZASTOUPENÍ  
svoboda&williams | CHRISTIE'S  
INTERNATIONAL REAL ESTATE



**NOVÁ MYSLIVNA**



Prostředím poskytnuté informace jsou pouze orientační. Vzhledem k rozdílným způsobům užívání a technické architektuře, která není součástí standardní výstavby, speciálně k centrálnímu provedení a typu a způsobu instalace výtahového systému, není je přítelkou sníženou obehodnou stupň a rovinou. Chybějí některé rozměry pokojů a v nich (obzvlášť rovinou bazénů).

**Nota:** The exact floor levels and room are only indicative. This includes different building and technical standards, which are not included. The delivery design specifications, floor levels, and equipment are specified in the standard of completion, which is part of the addendum to the future purchase contract. Appropriate gross dimensions listed in mm/massive without problems.

