



## Apartment Two-bedroom (3+kk)

€ 944 155 | CZK 23 684 135

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





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Total area	137 m <sup>2</sup>
Floor area*	98 m <sup>2</sup>
Balcony	39 m <sup>2</sup>
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	6 m <sup>2</sup>
PENB	B
Reference number	106637

This corner apartment with a southeast-facing balcony is part of the premium Nová Myslivna residential project, set in the forest park above the Pisárky Valley. Its high standards 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 of the apartment consists of a living room with a preparation for a kitchen, 2 bedrooms, a bathroom, a separate toilet, 2 walk-in wardrobes, and a large hall. The southeast orientation of the balcony, accessible from all living areas, and the large windows allow morning sunlight to enter

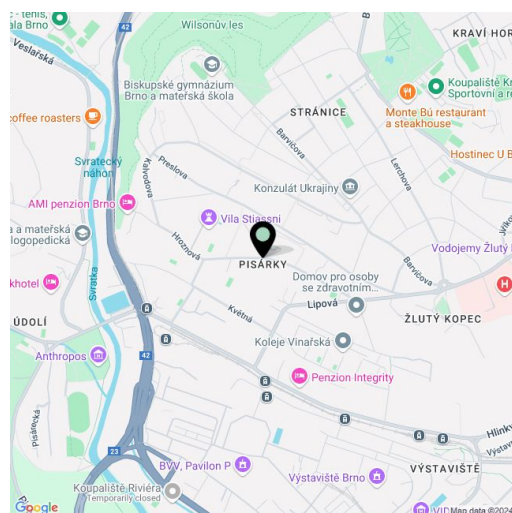
The high-standard facilities include wooden floors made of oiled oak, 2.1 m high rebateless doors, aluminum windows with insulating triple glazing and electrically controlled exterior blinds, a premium kitchen fully equipped with appliances, large-format ceramic floor and wall tiles, brand-name sanitary 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 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 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 98.01 m<sup>2</sup>, balcony 38.92 m<sup>2</sup>, cellar 5.56 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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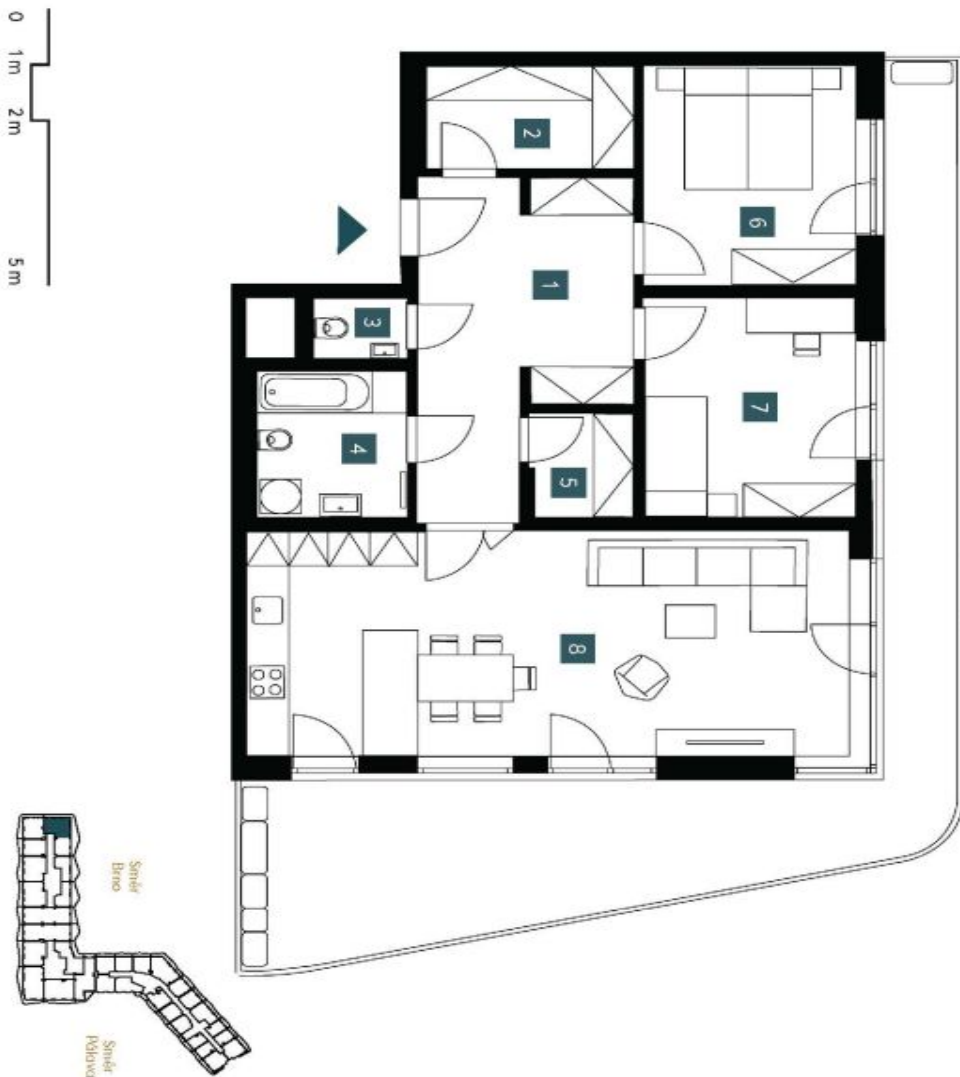
<b>2.3.01</b>	
<b>3. NP   3 + kk</b>	
2nd floor	2 bdr/m
1	Předsíň Hallway
2	Šatna Dressing room
3	WC WC
4	Koupelna + WC Bathroom + WC
5	Šatna Dressing room
6	Ložnice Bedroom
7	Pokoj Room
8	Obývací pokoj + KK Living room + kitchen
	Užitná plocha Usable area
	Podlahová plocha Floor area
	Balkón Balcony
	Celková plocha Total area
	136,93 m²

EXKLUZIVNÍ ZASTOUPENÍ

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NOVÁ MYSLIVNA



Pozemní plocha: Plocha jednotlivých místností (pouze pro orientaci). Vybavení a zařízení (předmětů, kuchyňské vybavení, elektrická aparatura, atd.) není součástí nabídky. Prostor a vybavení speciálních místností (koupelna, WC) je uveden pouze orientačně ve standardním provedení. (Tímto způsobem jsou uvedeny oboje možnosti umístění. Orientačně lze rovněž rozpoznat i místnosti s min. (koupelna) nebo s max. (kuchyně) vybavením.)  
 Note: The areas of the individual rooms are only indicative. The fixtures (furniture, 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 gradation is listed in min. (bathroom) without post-fixing.

