



Apartment Two-bedroom (3+kk)

€ 940 780 | CZK 23 684 135

98.01 m², Brno-město, Pisárky, Nad Pisárkami





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Total area	137 m ²
Floor area*	98 m ²
Balcony	39 m ²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	6 m ²
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 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**

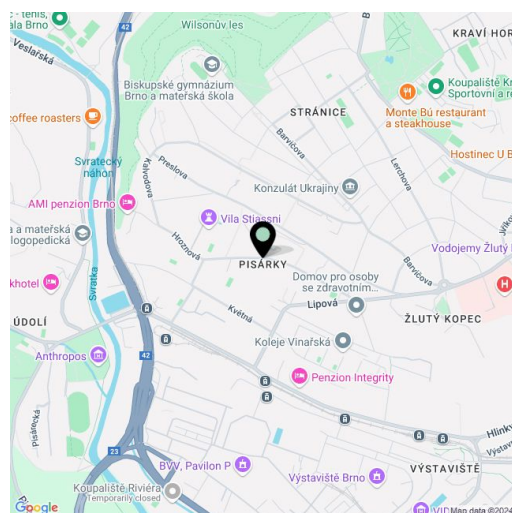
The **high-standard facilities** include **wooden floors** made of oiled oak, 2.1 m high rebateless doors, aluminum windows with insulating triple glazing and electrically controlled **exterior blinds**, a **premium kitchen fully equipped with appliances**, large-format ceramic floor and wall tiles, 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 m², balcony 38.92 m², cellar 5.56 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.



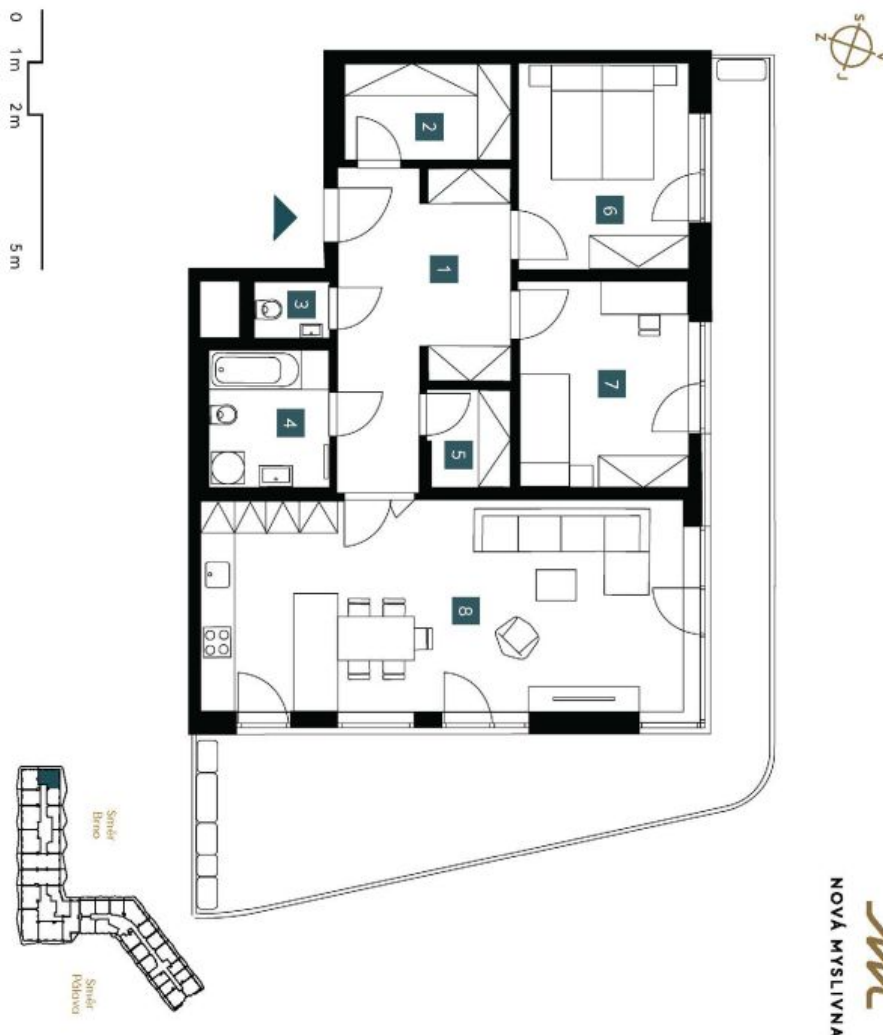
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2.5.01	
3. NP 3 + KK 2nd floor 2 bdr	
1 Předstř Hallway	15,14 m ²
2 Šatna Dressing room	5,38 m ²
3 WC WC	1,31 m ²
4 Koupelna + WC Bathroom + WC	5,46 m ²
5 Šatna Dressing room	2,66 m ²
6 Ložnice Bedroom	11,67 m ²
7 Pokoj Room	11,71 m ²
8 Obývací pokoj + KK Living room + kitchen	34,09 m ²
Užitná plocha Usable area	87,42 m²
Podlahová plocha Floor area	98,01 m²
Balkón Balcony	38,92 m²
Celková plocha Total area	136,93 m²

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Podlahová plocha - Podlahová plocha včetně podlahy a stropu. Užitná plocha - Užitná plocha včetně podlahy a stropu. Celková plocha - Celková plocha včetně podlahy a stropu. Celková plocha včetně balkonů a teras. Podlahová plocha - Podlahová plocha včetně podlahy a stropu. Užitná plocha - Užitná plocha včetně podlahy a stropu. Celková plocha - Celková plocha včetně podlahy a stropu. Celková plocha včetně balkonů a teras.

