



## Apartment One-bedroom (2+kk)

€ 651 451 | CZK 16 504 504

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





## Apartment One-bedroom (2+kk)

€ 651 451 | CZK 16 504 504

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

Total area	77 m <sup>2</sup>
Front garden	25 m <sup>2</sup>
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	5 m <sup>2</sup>
PENB	B
Reference number	106640

**This premium bright and spacious apartment with a front garden is part of the top-class Nová Myslivna residence with a reception, swimming pool, saunas, fitness zone, and rooftop restaurant. The project is located in a beautiful area in the middle of the forest park above Pisárky Valley.**

The layout of the apartment consists of a living room with a preparation for a kitchen, a bedroom, a bathroom, a separate toilet, 2 **walk-in wardrobes**, and a foyer. All rooms have access to the **front garden**.

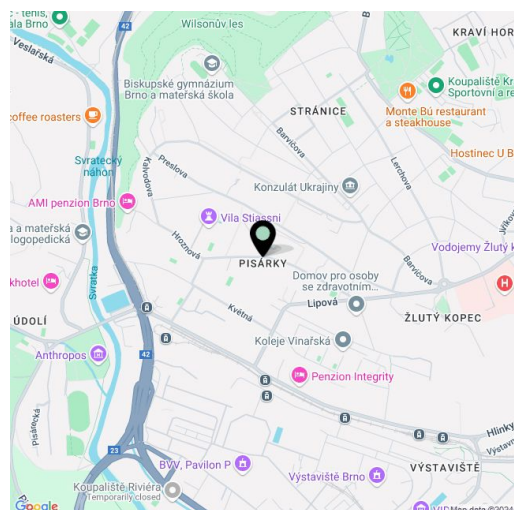
The high-standard facilities include **wooden floors made of oiled oak**, 2.1 m high rebateless doors, aluminum windows with insulating triple glazing and electrically controlled **exterior blinds**, a premium **kitchen fully equipped with appliances**, large-format ceramic floor and wall tiles, brand-name 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 a garage or outdoor parking space.** The building uses modern 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 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 76.95 m<sup>2</sup>, front garden 24.56 m<sup>2</sup>, cellar 5.45 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.



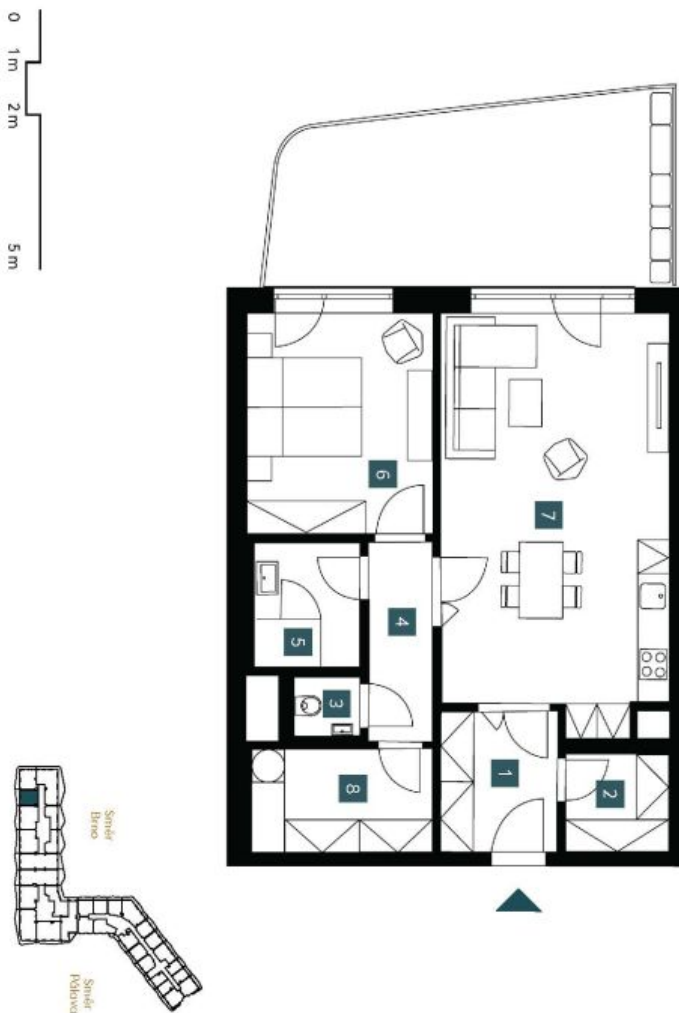
# Apartment One-bedroom (2+kk)

€ 651 451 | CZK 16 504 504

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

<b>2.1.04</b>	
1. NP   2 + KK ground fl. 1bdm	
1 Předstř Hallway	5,47 m <sup>2</sup>
2 Šatna Dressing room	6,23 m <sup>2</sup>
3 WC WC	1,26 m <sup>2</sup>
4 Chodba Hall	4,21 m <sup>2</sup>
5 Koupelna Bathroom	4,35 m <sup>2</sup>
6 Ložnice Bedroom	13,68 m <sup>2</sup>
7 Obývací pokoj + KK Living room + kitchen	30,65 m <sup>2</sup>
8 Šatna Dressing room	3,45 m <sup>2</sup>
<b>Užitná plocha</b> Usable area	<b>69,30 m<sup>2</sup></b>
<b>Podlahová plocha</b> Floor area	<b>76,95 m<sup>2</sup></b>
<b>Předzahrádka</b> Front garden	<b>24,56 m<sup>2</sup></b>
<b>Celková plocha</b> Total area	<b>101,51 m<sup>2</sup></b>

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



Popis: Byt je umístěn v moderní budově s výhledem na park, zelená plocha, a dle potřeb a možností lze přistavět další bytové jednotky. Byt je vybaven kompletně a je vhodný pro bydlení nebo jako investiční nemovitost. Všechny podlahy jsou vykládané dřevem. Všechny stěny a podlahy jsou vykládané dřevem. Všechny stěny a podlahy jsou vykládané dřevem. Všechny stěny a podlahy jsou vykládané dřevem.

Note: The area of the individual rooms are only indicative. The facilities provided in the floor plan (furniture, kitchen, electrical appliances, etc.) are not included. The delivery, design, specification, final approval, and equipment are specified in the contract of completion, which is part of the contract to purchase the apartment. Apartment's gross dimension listed in mm (precision without postings).



NOVÁ MYSLIVNA