



## Apartment Two-bedroom (3+kk)

€ 917 152 | CZK 23 038 866

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





## Apartment Two-bedroom (3+kk)

€ 917 152 | CZK 23 038 866

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

Total area	119 m <sup>2</sup>
Floor area*	98 m <sup>2</sup>
Balcony	21 m <sup>2</sup>
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	5 m <sup>2</sup>
PENB	B
Reference number	106643

**This premium bright and spacious apartment with a large balcony 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 master bedroom, another bedroom, a central bathroom, a separate toilet, **a walk-in wardrobe**, a hall, and a foyer. All rooms have access to the **balcony with beautiful views**.

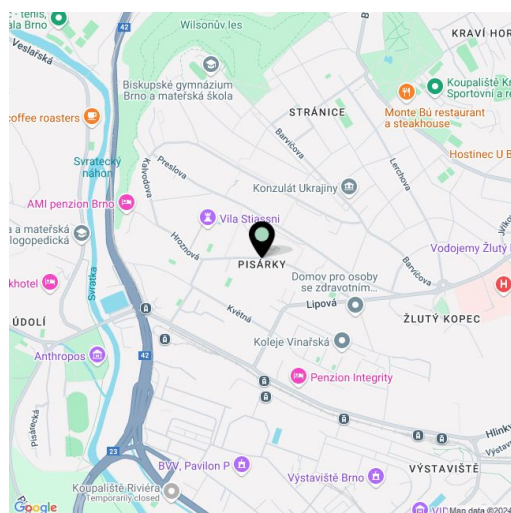
The high-standard facilities include **wooden floors made of oiled oak**, 2.1 m high rebateless doors, aluminum windows with insulating triple glazing and electrically controlled **exterior blinds**, **a premium kitchen fully equipped with appliances**, large-format ceramic floor and wall tiles, brand-name 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 98.37 m<sup>2</sup>, balcony 20.88 m<sup>2</sup>, cellar 5.46 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.

