



Apartment One-bedroom (2+kk)

€ 661 830 | CZK 16 780 710

69.52 m², Brno-město, Pisárky, Nad Pisárkami





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Total area	85 m ²
Floor area*	70 m ²
Balcony	15 m ²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	6 m ²
PENB	B
Reference number	106644

This new air-conditioned apartment with a balcony, offering views of the surrounding greenery, is located on the 2nd floor of the premium Nová Myslivna residence, which is currently being built in a completely quiet area in the middle of a forest park and at the same time just a few minutes' drive from the center of Brno. In addition to comfortable high-standard living, the residence will also offer its residents an underground garage, wellness, fitness, reception, or a garden in the courtyard.

The practical layout of the apartment consists of a living room with a kitchen, a bedroom, a bathroom (with a shower and toilet), a walk-in wardrobe/closet, and a hall. Both rooms lead to a **southwest-facing balcony**.

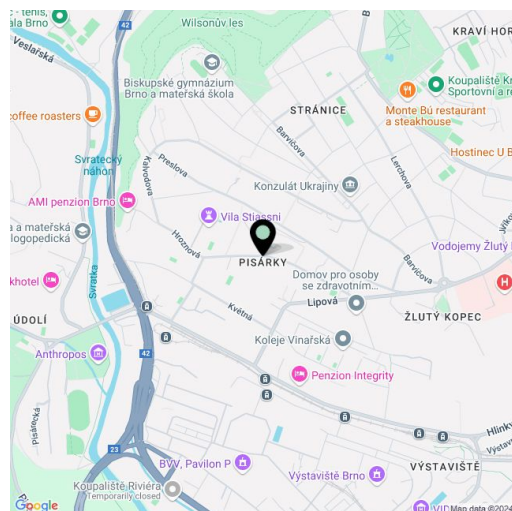
The high-standard facilities include **wooden floors** made of oiled oak, 2.1 m high rebateless doors, **aluminum windows** with **insulating triple glazing** and electrically controlled **exterior blinds**, premium **kitchen fully equipped with appliances**, large-format ceramic floor and wall tiles, 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 **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 69.52 m², balcony 15.26 m², cellar 6.20 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.

