



## Apartment Two-bedroom (3+kk)

€ 582 301 | CZK 14 764 242

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





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Total area	65 m <sup>2</sup>
Front garden	58 m <sup>2</sup>
Parking	Possibility to purchase a parking space
Cellar	3 m <sup>2</sup>
PENB	B
Reference number	106645

**Housing unit with a front garden adjoining the forest in the premium Nová Myslivna residence. This perfectly quiet place is located in the middle of a forest park and at the same time only a few minutes' drive from the center of Brno. The residential project will offer residents comfortable high-standard living, a reception, parking in the underground garage, and access to a wellness and fitness zone or the garden in the courtyard.**

The layout of the housing unit consists of a living room with a preparation for a kitchen, a master bedroom, another bedroom, a bathroom, a separate toilet, a hall, and a foyer.

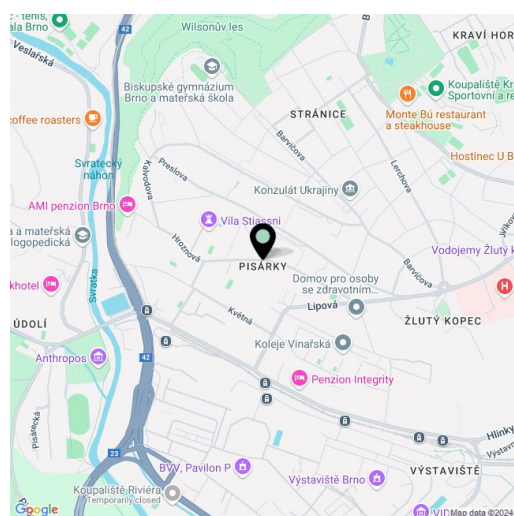
The high-standard facilities include **wooden floors** made of **oiled oak**, 2.1 m high rebateless doors, aluminum windows with insulating triple glazing and electrically controlled **exterior blinds**, a **premium kitchen fully equipped with appliances**, large-format ceramic floor and wall tiles, brand-name sanitary ware and faucets, and a smart home system controlling, among other things, cooling, and underfloor heating. The 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 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 will be a bus stop not far from the residence, and the city center or **Campus Square shopping center** is about 15 minutes away by car or bus.

Floor area 64.65 m<sup>2</sup>, front yard 57.59 m<sup>2</sup>, cellar 2.73 m<sup>2</sup>.  
Subject to special legal conditions.

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.



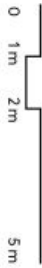
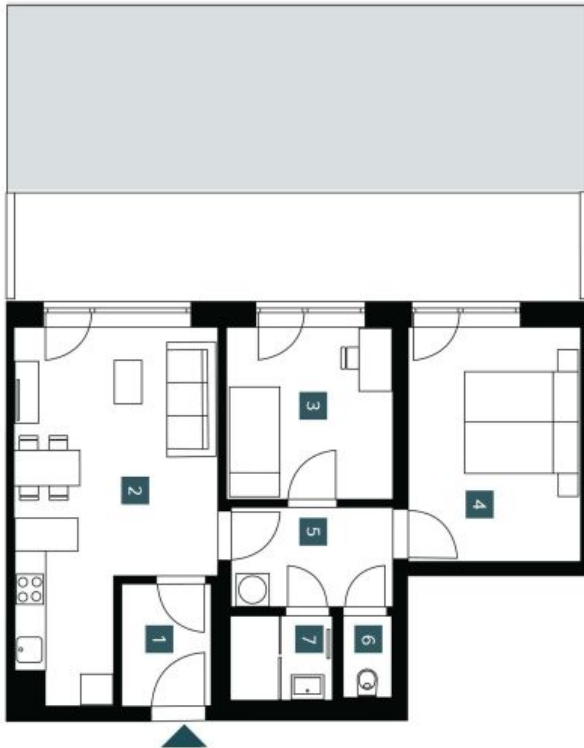
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<b>1.0.08</b>	
1. pp   3 + Kk basement   2 bdr/m	
1 Předstřih Hallway	3,65 m <sup>2</sup>
2 Obývací pokoj + Kk Living room + kitchen	20,96 m <sup>2</sup>
3 Pokoj Room	9,58 m <sup>2</sup>
4 Ložnice Bedroom	13,51 m <sup>2</sup>
5 Chodba s pračkou Hall with washing machine	5,38 m <sup>2</sup>
6 WC WC	1,34 m <sup>2</sup>
7 Koupelna Bathroom	2,89 m <sup>2</sup>
Užitná plocha Usable area	57,31 m <sup>2</sup>
Podlahová plocha Floor area	64,65 m <sup>2</sup>
Předzahrádka Front garden	57,59 m <sup>2</sup>
Celková plocha Total area	122,20 m <sup>2</sup>

EKLUZIVNÍ ZASTOUPENÍ  
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SMĚR PÍŠÁRKY  
COMMUNITY ESTATE

NOVÁ MYSLIVNA