



Apartment Studio (1+kk)

€ 314 796 | CZK 7 924 995

36.65 m², Brno-město, Pisárky, Nad Pisárkami





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Total area	45 m ²
Floor area*	37 m ²
Balcony	8 m ²
Parking	Possibility to purchase a parking space
Cellar	-
PENB	B
Reference number	106647

This studio air-conditioned unit with a balcony and pleasant views of a mature forest is located on the 1st floor of the Nová Myslivna residential project. The premium project, which will bring a completely different style of living to Brno, will be built in a quiet place by the forest park in the Masaryk Grove. The residence will include a wellness and fitness zone, a reception, or a garden in the courtyard.

The floor area of the unit will consist of a living room with a kitchen, a bathroom (with a shower and toilet), and an entrance hall. Adjacent to the living room is a **balcony** facing northeast towards the **forest**, guarantees **morning sunlight**.

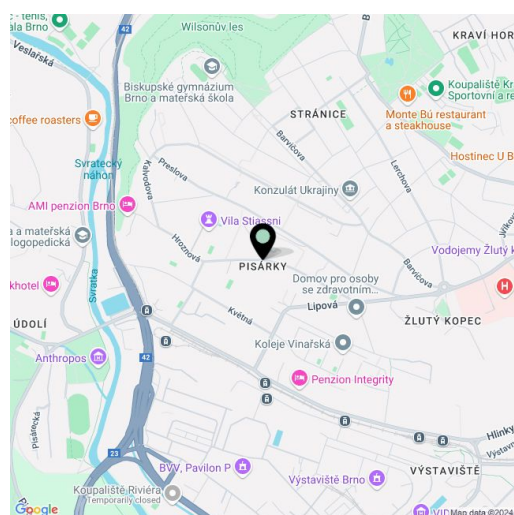
The **high-standard facilities** include **wooden** floors made of **oiled oak**, 2.1 m high **rebateless** doors, **aluminum** windows with insulating triple glazing and electrically controlled exterior blinds, a premium **kitchen fully equipped with appliances**, large-format ceramic floor and wall 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 36.65 m², balcony 7.89 m².
Subject to special legal conditions.

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.



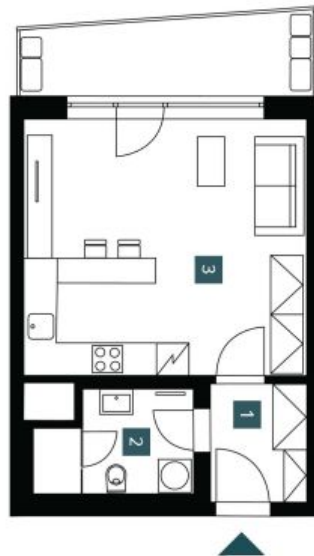
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1.2.09	
2. NP 1 + Kk	
1st floor	studio
1	3,82 m²
Předstřih Hallway	
2	4,93 m²
Koupelna + WC Bathroom + WC	
3	24,28 m²
Obývací pokoj + Kk Living room + kitchen	
Úžitná plocha Usable area	33,03 m²
Podlahová plocha Floor area	36,65 m²
Balkón Balcony	7,89 m²
Celková plocha Total area	44,50 m²

EXKLUZIVNÍ ZASTOUPENÍ
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Realitníke, studio/ kuba odlych nedlhadl jluu gnuu ojedlhadu, vjvudozvazk a za bndu v pldlzpau (odbytku, vuzvafdu, lhu, adlhadka gndadlhad, adl hadl poudzstl odzduv, kcaon dduvly, gndedfice k coudkvc, fozvudne gnuu, a vyzvnu jluu gndedfice v v sduuozvnuu poudzdu, kvedl l pldlzpau. Sludlavy a budovl kupl l moudv. Ozndedl hlvly roudl l kduvny v m (kduvno sa adlv bez amlyk).

Note: The area of the individual rooms are only indicative. The facilities pictured in the floor plan (furniture, kitchen, electrical appliances, etc.) are not included. The delivery, design specifications, final surfaces, and equipment are specified in the statement of completion, which is part of the addendum to the future purchase contract. Appropriate gross dimension listed in mm (grossly without plastering).



NOVÁ MYSLIVNA