



Apartment Studio (1+kk)

€ 315 926 | 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**.

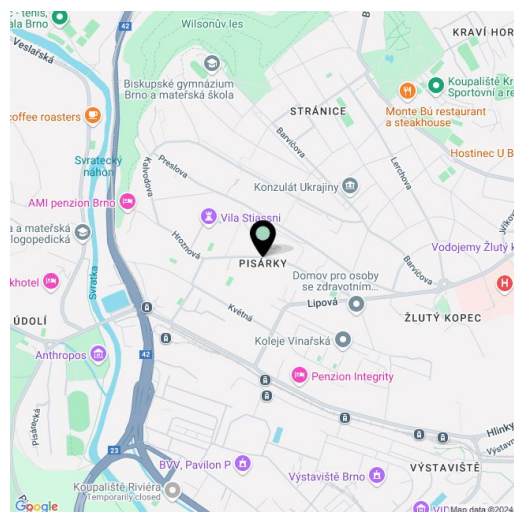
The **high-standard facilities** include **wooden** floors made of **oiled oak**, 2.1 m high **rebateless doors**, **aluminum** windows with insulating triple glazing and electrically controlled exterior blinds, a premium **kitchen fully equipped with appliances**, large-format ceramic floor and wall 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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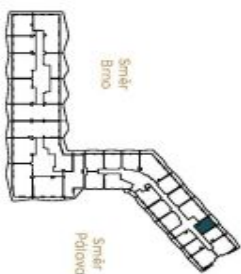
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1.2.09	
2. NP 1+kk	
1st floor	studio
1	3.82 m²
Předsiň	Hallway
2	4.93 m²
Koupelna + WC	Bathroom + WC
3	24.28 m²
Obývací pokoj + KK	Living room + kitchen
Užitná plocha	33.03 m²
Usable area	
Podlahová plocha	36.65 m²
Floor area	
Balkón	7.89 m²
Balcony	
Celková plocha	44.50 m²
Total area	

EXKLUZIVNÍ ZASTOUPENÍ

svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE



NOVÁ MYSLIVNA

Průjemná plocha /středně těžká podlaha dřevotřísková, vyhledávané zařízení, plněno (včetně kuchyňské linky, elektrické spotřebiče, atd.) není součástí dodání. K dispozici je speciální kamenný obklad a keramika v koupelně a v celkové výšce stropu. Přístup k parkování v areálu. Přístup k budovému ústřednímu topení. Orientace (hlavní rovník) odpovídá v mm (když se na zápis bez centry).
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, floor surfaces, and equipment are specified in the standard of completion, which is part of the addendum to the future purchase contract. Appropriate glass dimension listed in mm (routings without plastering).

Developer
INFINITY ESTATE