



Apartment One-bedroom (2+kk)

€ 544 804 | CZK 13 682 753

61.51 m², Brno-město, Pisárky, Nad Pisárkami





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Total area	76 m ²
Floor area*	62 m ²
Balcony	14 m ²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	2 m ²
PENB	B
Reference number	106648

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 bedroom, a bathroom, and a foyer. All rooms have access to the **balcony with beautiful views.**

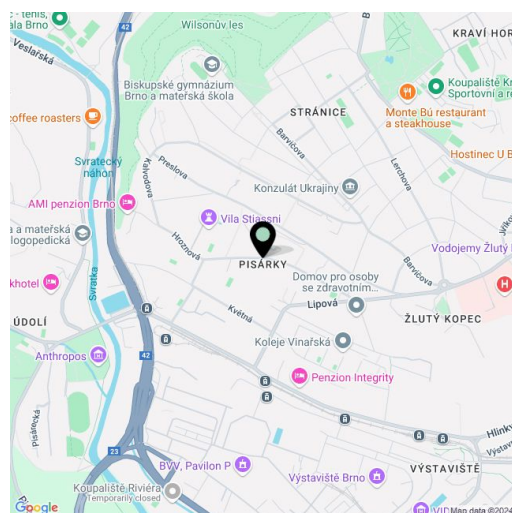
The high-standard facilities include **wooden floors made of oiled oak**, 2.1 m high rebateless doors, aluminum windows with insulating triple glazing and electrically controlled **exterior blinds**, a premium **kitchen fully equipped with appliances**, large-format ceramic floor and wall tiles, brand-name 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 61.51 m², balcony 14.19 m², cellar 1.69 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.



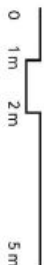
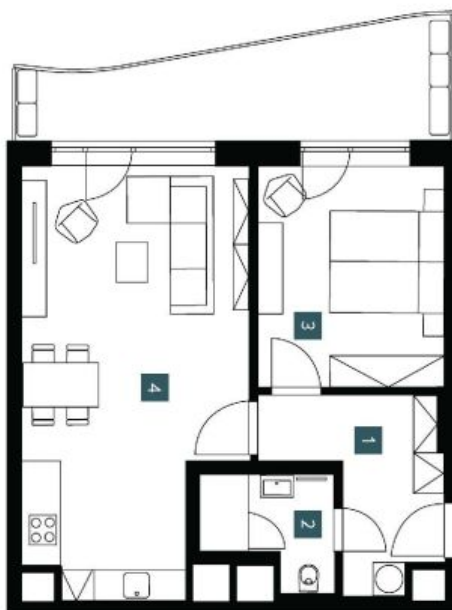
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2.2.07	
2. NP 2+KK	
1st floor	1 bdrm
1	Predsín s pračkou Hallway with washing machine
2	Koupelna + WC Bathroom + WC
3	Ložnice Bedroom
4	Obývací pokoj + KK Livingroom + kitchen
Užitná plocha Usable area	55,72 m²
Podlahová plocha Floor area	61,51 m²
Balkón Balcony	14,19 m²
Celková plocha Total area	75,70 m²

EXKLUZIVNÍ ZASTOUPENÍ
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Popis: Bydlení (lehce až středně) s výhledem na park, zelená krajina, dětské hřiště, aťž i velmi krásný výhled. K dispozici je kvalitní vybavení, včetně moderního nábytku a spotřebičů. Vše je v perfektním stavu a připraveno k okamžitému nastěhování. Cena je velmi výhodná. Kontaktujte nás na zobrazené číslo.
Poznámka: Tento plán je pouze orientační. Pro přesnější informace o dispozici a vybavení se obraťte na makléře. Všechny rozměry a údaje jsou uvedeny v technické specifikaci. Pro více informací se obraťte na makléře. Tento plán je pouze orientační. Pro přesnější informace o dispozici a vybavení se obraťte na makléře. Všechny rozměry a údaje jsou uvedeny v technické specifikaci. Pro více informací se obraťte na makléře.



NOVÁ MYSLIVNA