



## Apartment One-bedroom (2+kk)

€ 590 401 | CZK 14 810 205

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





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Total area	78 m <sup>2</sup>
Floor area*	63 m <sup>2</sup>
Balcony	15 m <sup>2</sup>
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	2 m <sup>2</sup>
PENB	B
Reference number	106651

This southwest-facing apartment with a balcony and views of the treetops and the Pálava wine-growing region is located on the 2nd floor of the premium Nová Myslivna residence. This new building will become part of the forest park above Pisárky Valley, and the center of Brno will be only a few minutes' drive away. The residential project will offer its residents comfortable high-standard living, parking, a reception, a wellness and fitness zone, and a garden in the courtyard.

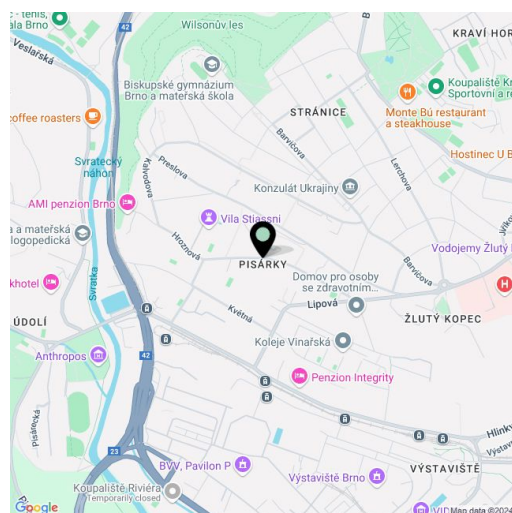
The layout consists of a living room with an adjoining kitchen, a bedroom, a bathroom (with a shower and toilet), and an entrance hall. All rooms have access to the **balcony with beautiful views**.

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 sustainable technologies to reduce energy consumption (heat pumps, photovoltaic panels). Other benefits include an **elevator**, 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**. 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 63.46 m<sup>2</sup>, balcony 14.70 m<sup>2</sup>, cellar 1.50 m<sup>2</sup>.

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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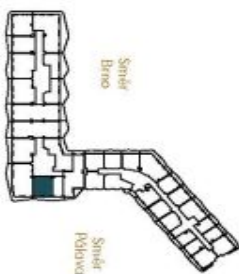
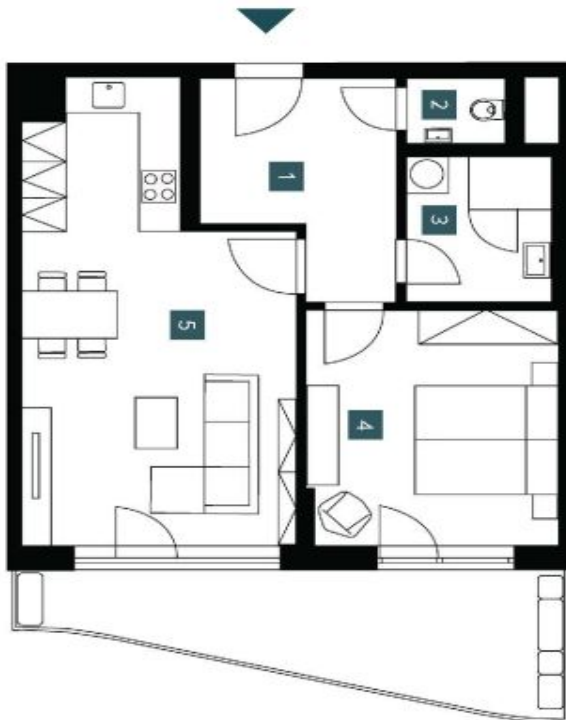
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<b>2.315</b>	
<b>3. NP   2 + kk</b>	
2nd floor 1 bdrm	
1	Předstíh Hallway
2	WC
3	Koupelna Bathroom
4	Ložnice Bedroom
5	Obývací pokoj + KK Living room + kitchen
Užitná plocha Usable area	
Podlahová plocha Floor area	
Balkon Balcony	
Celková plocha Total area	
	8,96 m <sup>2</sup>
	1,53 m <sup>2</sup>
	5,18 m <sup>2</sup>
	14,75 m <sup>2</sup>
	27,13 m <sup>2</sup>
	57,55 m <sup>2</sup>
	63,46 m <sup>2</sup>
	14,70 m <sup>2</sup>
	78,16 m <sup>2</sup>

EXKLUZIVNÍ ZASTOUPENÍ

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INTERNATIONAL REAL ESTATE



NOVÁ MYSLIVNA

Pozemní plocha: Plocha jednotlivých místností (four rooms orientation). Vybavení a zařízení: vybavení (kuchyň, lednička, pračka, elektrická spotřeba, atd.) není součástí nabídky. Pozemní plocha: Plocha jednotlivých místností (room orientation). Vybavení a zařízení: vybavení (kuchyň, lednička, pračka, elektrická spotřeba, atd.) není součástí nabídky. Pozemní plocha: Plocha jednotlivých místností (room orientation). Vybavení a zařízení: vybavení (kuchyň, lednička, pračka, elektrická spotřeba, atd.) není součástí nabídky.

Note: The areas of the individual rooms are only indicative. The facilities (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 gradation is listed in mm (factory without painting).

