



Apartment One-bedroom (2+kk)

€ 539 549 | CZK 13 610 131

57.65 m², Brno-město, Pisárky, Nad Pisárkami





Apartment One-bedroom (2+kk)

€ 539 549 | CZK 13 610 131

57.65 m², Brno-město, Pisárky, Nad Pisárkami

Total area	69 m ²
Floor area*	58 m ²
Balcony	11 m ²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	6 m ²
PENB	B
Reference number	106652

This premium bright and spacious housing unit with a 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 unit consists of a living room with a preparation for a kitchen, a bedroom, a bathroom, and a foyer. Adjacent to the living room and bedroom is a **balcony facing northeast towards the forest**, guarantees morning sunlight.

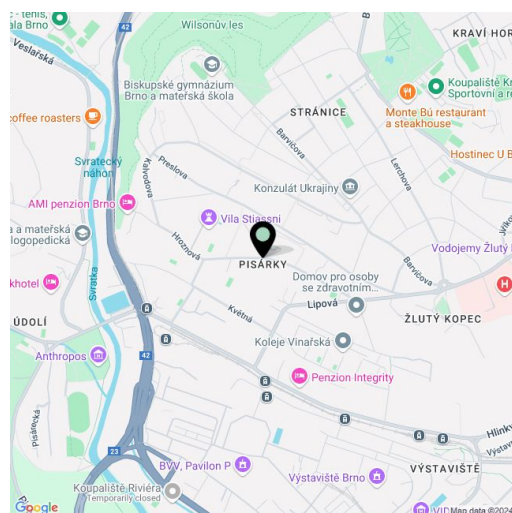
The high-standard facilities include **wooden floors made of oiled oak**, 2.1 m high rebateless doors, aluminum windows with insulating triple glazing and electrically controlled **exterior blinds**, a **premium kitchen fully equipped with appliances**, large-format ceramic floor and wall tiles, brand-name sanitary ware and faucets, and a **smart home system** controlling, among other things, **cooling, and underfloor heating**. The 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 57.65 m², balcony 11.36 m², cellar 6.35 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.



Apartment One-bedroom (2+kk)

€ 539 549 | CZK 13 610 131

57.65 m², Brno-město, Pisárky, Nad Pisárkami

1.4.02	
4. NP 2+kk	
3rd floor	1 bdrm
1	Předstěn s pračkou Hallway with washing machine
2	Koupelna + WC Bathroom + WC
3	Obývací pokoj + KK LIVING room + Kitchen
4	Ložnice Bedroom
Užitná plocha Usable area	52,42 m²
Podlahová plocha Floor area	57,65 m²
Balkón Balcony	11,36 m²
Celková plocha Total area	69,00 m²

EXKLUZIVNÍ ZASTOUPENÍ
svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE



Popis: Přesný technický výkres není prozatím připraven. Vycházíme z výkresu, který bude poskytnut po dokončení projektu. Rozsah a obsah, specifikace a orientaci, domovního systému a vybavení jsou orientační a nemusí být konečné. Orientační výkresy nejsou závazné a mohou být změněny bez upozornění. Konečné specifikace a obsah budou poskytnuty až po uzavření smlouvy o koupi nemovitosti.
Note: The area of the individual rooms are only indicative. The facilities indicated in the floor plan (furniture, kitchen, electrical appliances, etc.) are not included. The delivery design specifications, final surfaces, and equipment are specified in the standard of completion, which is part of the addendum to the final purchase contract. Appropriate gross dimension listed in mm (conversion without pasting).

