



## Apartment Studio (1+kk)

€ 338 673 | CZK 8 507 470

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





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Total area	45 m <sup>2</sup>
Floor area*	37 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	Possibility to purchase a parking space
Cellar	-
PENB	B
Reference number	106653

This studio air-conditioned unit with a balcony and pleasant views of a mature forest is located on the 3rd 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 **southeast-oriented balcony**.

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.

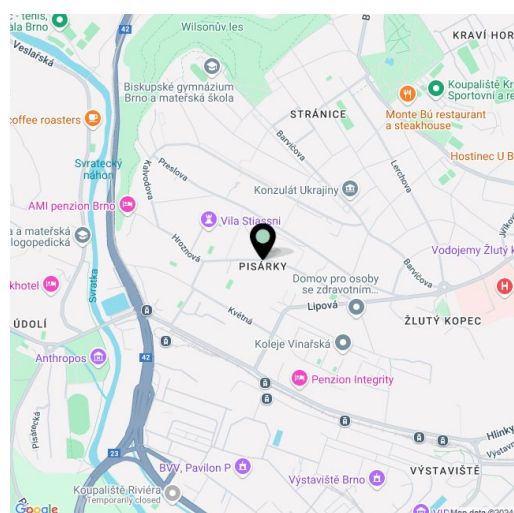
Floor area 36.56 m<sup>2</sup>, balcony 8.23 m<sup>2</sup>.

Subject to special legal conditions.

Expected completion date is summer 2026.

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.

