



Apartment One-bedroom (2+kk)

€ 587 176 | CZK 14 729 299

57.43 m², Brno-město, Pisárky, Nad Pisárkami





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| | |
|------------------|---|
| Total area | 57 m ² |
| Front garden | 100 m ² |
| Parking | Possibility to purchase a parking space |
| Cellar | 3 m ² |
| PENB | B |
| Reference number | 106658 |

Housing unit with a front garden adjoining the forest in the premium Nová Myslivna residence. This perfectly quiet place is located in the middle of a forest park and at the same time only a few minutes' drive from the center of Brno. The residential project will offer residents comfortable high-standard living, a reception, parking in the underground garage, and access to a wellness and fitness zone or the garden in the courtyard.

The layout of the housing unit consists of a living room with a preparation for a kitchen, a bedroom, a bathroom (with a shower and a toilet), and a foyer. Both rooms provide access to the northeastern **front yard**.

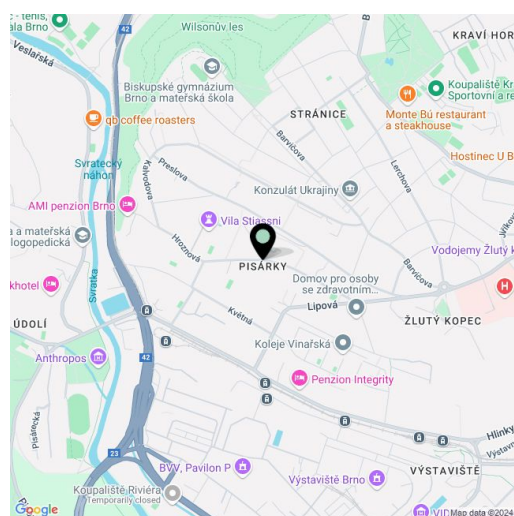
The high-standard facilities include **wooden floors** made of **oiled oak**, 2.1 m high rebateless doors, aluminum windows with insulating triple glazing and electrically controlled **exterior blinds**, a **premium kitchen fully equipped with appliances**, large-format ceramic floor and wall tiles, 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 57.43 m², front yard 99.62 m², cellar 3.26 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.



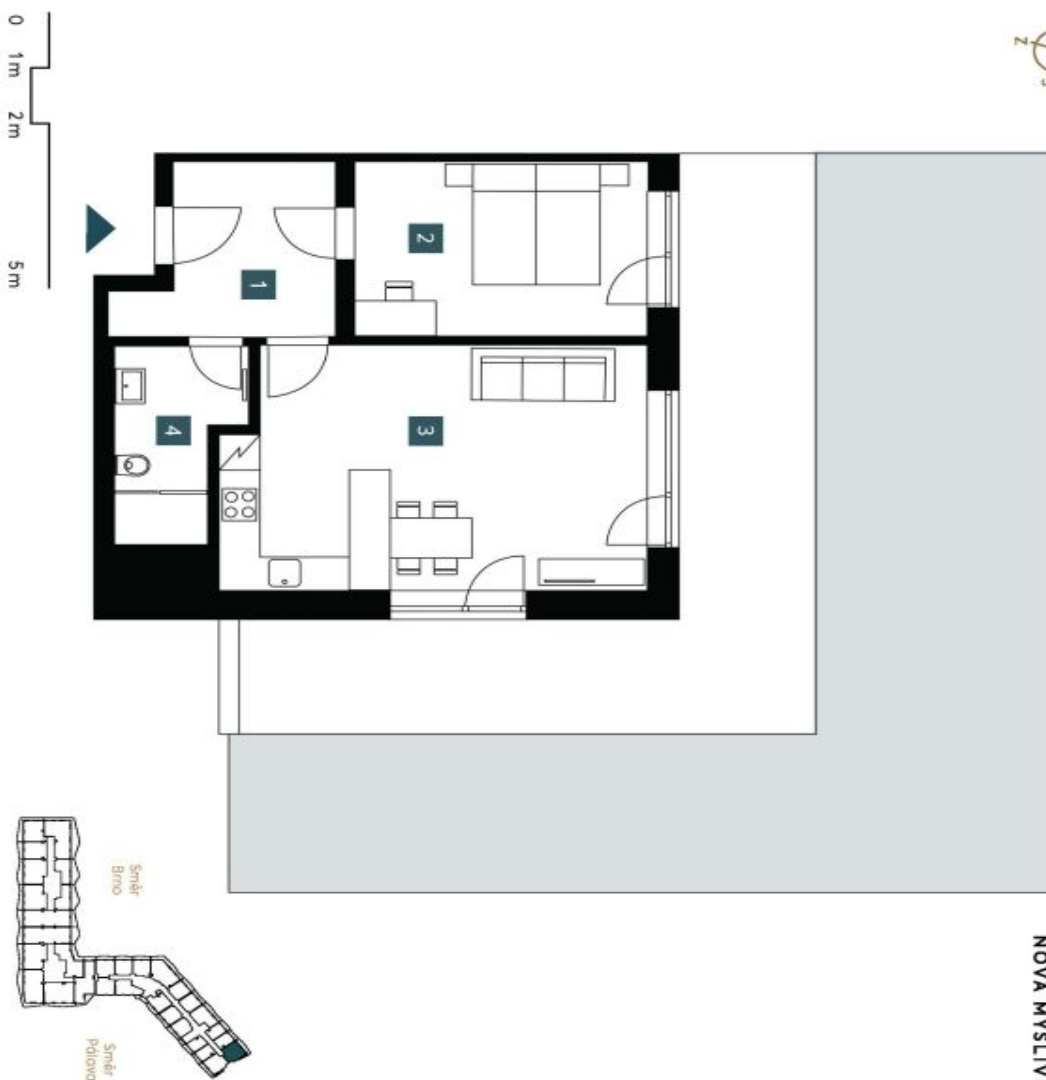
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| | |
|------------------------------|------------------|
| 1.0.11 | |
| 1. pp 2 + kk | |
| basement 1bdrm | |
| 1 Předšitň s pračkou | 7,81 m² |
| Hallway with washing machine | |
| 2 Ložnice | 12,83 m² |
| Bedroom | |
| 3 Obývací pokoj + KK | 25,55 m² |
| Living room + Kitchen | |
| 4 Koupelna + WC | 5,46 m² |
| Bathroom + WC | |
| Užitná plocha | 51,65 m² |
| Usable area | |
| Podlahová plocha | 57,43 m² |
| Floor area | |
| Předzahrádka | 99,62 m² |
| Front garden | |
| Celková plocha | 157,10 m² |
| Total area | |

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Plánovaná plocha /střechových ploch/ jsou pouze orientační. Vybavení zařízení, příslušenství (nabíječka, kuchyňská linka, elektrická spotřebiče, atd.) není součástí nabídky. Při předání nemovitosti bude provedeno zkušební zhotovení a vzhled bude shodným s uvedeným plánem. Všechny údaje jsou orientační a nejsou závaznými. Směrův a budovatelství úmyslně. Orientací (hřady) rovněž neposkybnout v mm (kdykoliv na živo bez centky).

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 grass dimension listed in mm (routinely without pattering).

