



## Apartment One-bedroom (2+kk)

€ 402 019 | CZK 10 098 725

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





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Total area	58 m <sup>2</sup>
Floor area*	48 m <sup>2</sup>
Balcony	10 m <sup>2</sup>
Parking	Possibility to purchase a parking space
Cellar	-
PENB	B
Reference number	106659

This southwest-facing, air-conditioned housing unit is located on the 1st floor of the Nová Myslivna residential project. This premium project with a wellness and fitness zone, a reception, and a garden in the courtyard offers a completely new style of living that contributes to the harmony of both body and soul. Adding to all its advantages is the location in a quiet place in the middle of the Masaryk Grove forest park.

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. Both rooms provide access to a sunny balcony with views of the Pálava landscape.

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 park landscaping, which will naturally connect to the surrounding forest, inviting for walks and bike trips. A restaurant with impressive views of the city and the 50-kilometer wine paradise of Pálava will operate directly in the building. A short distance from the residence there will be a bus stop with fast connections to the city center, about 15 minutes by car or bus to Campus Square shopping center and 15 minutes to the city center.

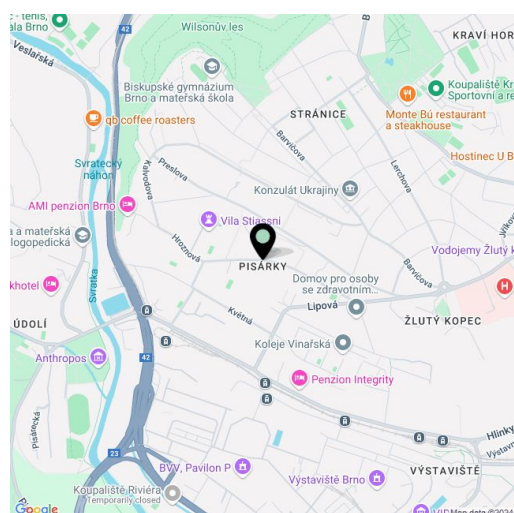
Floor area 48.39 m<sup>2</sup>, balcony 9.73 m<sup>2</sup>.

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.



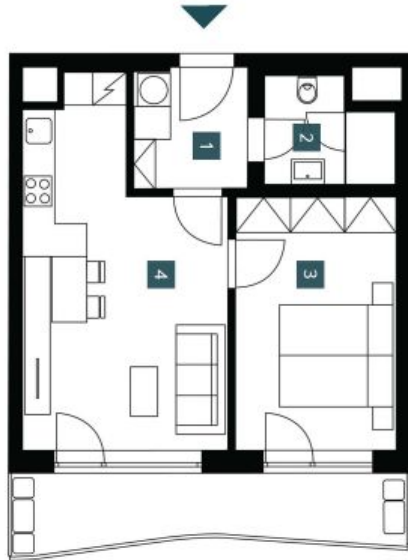
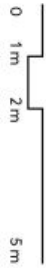
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<b>1.2.16</b>	
<b>2. NP   2 + KK</b>	
1st floor	1 bdrm
1	<b>Předstř s pračkou</b> Hallway with washing machine
2	<b>Koupelna + WC</b> Bathroom + WC
3	<b>Ložnice</b> Bedroom
4	<b>Obývací pokoj + KK</b> Living room + kitchen
Užitná plocha Useable area	43,48 m <sup>2</sup>
Podlahová plocha Floor area	48,39 m <sup>2</sup>
Balkón Balcony	9,73 m <sup>2</sup>
Celková plocha Total area	58,10 m <sup>2</sup>

EXKLUZIVNÍ ZASTOUPENÍ  
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Realitníke, Stední/leba odlych nedlhadl lísu gnaa opekdna, Vvazovanek anebnly v pládnep/ndlhdak, kuznádla líba, anhlhcká gnddhdla, adl) nurl porostl odonry, kzonl dndny, gndfndce k ontráck, Ppordnne gpnry a vyznony lísu gndfndkonry ve stonononm pncedent, kndv lí plllonou Sldnly o kndout kuppálmovak, Opendlhd líhdly rdndh) kndonry vmm (odovdno na adlho bez omlly).

Note: The area of the individual room are only indicative. The facilities pictured in the floor plan (furniture, kitchen, electrical appliances, etc.) are not included. The delivery design specifications, final finishes, and equipment are specified in the statement of completion, which is part of the addendum to the future purchase contract. Appropriate gross dimension listed in mm (rounded) without painting).

