



Apartment Two-bedroom (3+kk)

€ 1 169 064 | CZK 29 641 607

116.72 m², Brno-město, Pisárky, Nad Pisárkami





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Total area	148 m ²
Floor area*	117 m ²
Balcony	31 m ²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	8 m ²
PENB	B
Reference number	106662

This new air-conditioned apartment with a spacious balcony and pleasant green views is located on the 1st floor of the Nová Myslivna project. This premium residence with a wellness and fitness zone, a reception, and a courtyard garden allows you to live in the middle of nature while being close to complete urban amenities.

The practical layout consists of a living room with a kitchen, a master bedroom, another bedroom, a bathroom, a separate toilet, a **walk-in wardrobe**, a hall, and a foyer. All rooms have access to the **large balcony**.

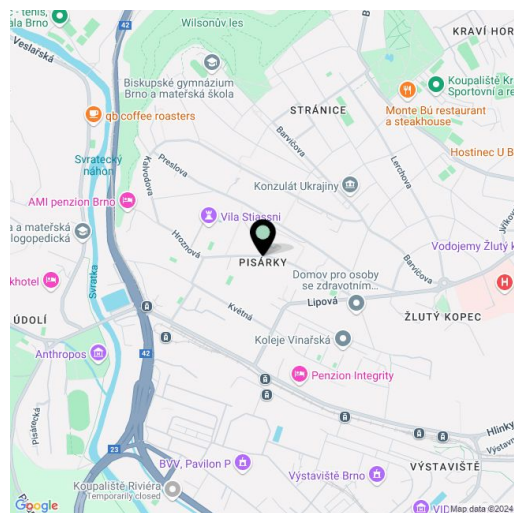
The **high-standard facilities** include **wooden floors made of oiled oak**, 2.1 m high rebateless doors, aluminum windows with insulating **triple glazing** and electrically controlled **exterior blinds**, a premium **kitchen fully equipped with appliances**, large-format ceramic floor and wall tiles, brand-name sanitary ware and faucets, and a **smart home system** controlling, among other things, cooling, and underfloor heating. The purchase price includes a **cellar storage cubicle**. It is possible to purchase an additional **garage space**. 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 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 116.72 m², balcony 31.23 m², cellar 7.93 m².

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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2.2.16	
2. NP 3 + KK	
1st floor	2 bdrm
1 Předstřih Hallway	7,60 m ²
2 WC	1,57 m ²
3 Obývací pokoj + KK Living room + kitchen	48,22 m ²
4 Chodba Hall	2,60 m ²
5 Pokoj Room	14,76 m ²
6 Komora Closet	3,16 m ²
7 Koupelna + WC Bathroom + WC	7,91 m ²
8 Ložnice Bedroom	12,85 m ²
9 Šatna Dressing room	7,94 m ²
Užitná plocha Usable area	106,61 m²
Podlahová plocha Floor area	116,72 m²
Balkón Balcony	31,23 m²
Celková plocha Total area	147,95 m²

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Popis: Bydlení (lehce) s nádherným výhledem (na park, hradby, lázeňské a dětské parky) a velmi soukromým dohledem. Rozsah vybavení: kvalitní parket, osvětlení, klimatizace, úprava vzduchu, kvalitní koupelna s vanou, kvalitní kuchyň s integrovanou spotřebiči, kvalitní nábytek, kvalitní podlahová plocha a kvalitní koupelna. Orientace: výhled na západní stranu. Vzdálenost od centra: 1,5 km. Note: The area of the individual rooms are only indicative. The facilities provided in the floor plan (furniture, kitchen, electrical appliances, etc.) are not included. The delivery, design, specification, final approval, and equipment are specified in the contract of completion, which is part of the contract to purchase the apartment. Apartment gross dimension listed in mm (rounded without postings).

