



Apartment One-bedroom (2+kk)

€ 529 066 | CZK 13 324 524

57.81 m², Brno-město, Pisárky, Nad Pisárkami





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Total area	81 m ²
Floor area*	58 m ²
Balcony	23 m ²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	2 m ²
PENB	B
Reference number	106663

This southwest-facing apartment with a balcony and views of the Pálava wine-growing region is located on the 1st floor of the premium Nová Myslivna residence. This new building will become part of the forest park above Pisárky Valley, and the center of Brno will be only a few minutes' drive away. The residential project will offer its residents comfortable high-standard living, parking, a reception, a wellness and fitness zone, and a garden in the courtyard.

The layout consists of a living room with an adjoining kitchen, a bedroom, a bathroom (with a shower), a separate toilet, and an entrance hall. All rooms have access to the **balcony with beautiful views**.

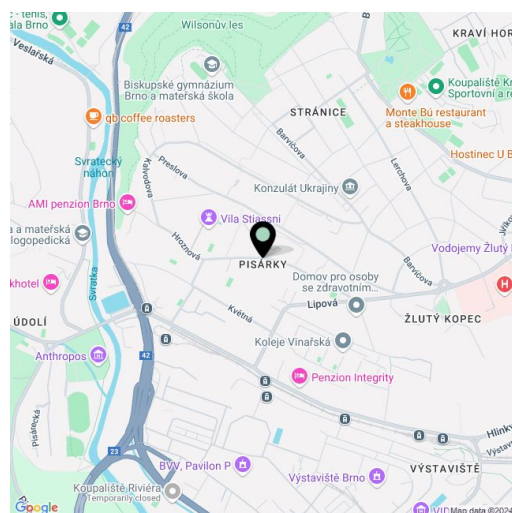
The high-standard facilities include **wooden floors** made of oiled oak, 2.1 m high rebateless doors, aluminum windows with insulating triple glazing and electrically controlled **exterior blinds**, a **premium kitchen fully equipped with appliances**, large-format ceramic floor and wall tiles, brand-name 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 sustainable technologies to reduce energy consumption (heat pumps, photovoltaic panels). Other benefits include an **elevator**, 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**. 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 57.81 m², balcony 22.73 m², cellar 1.61 m².

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.



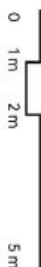
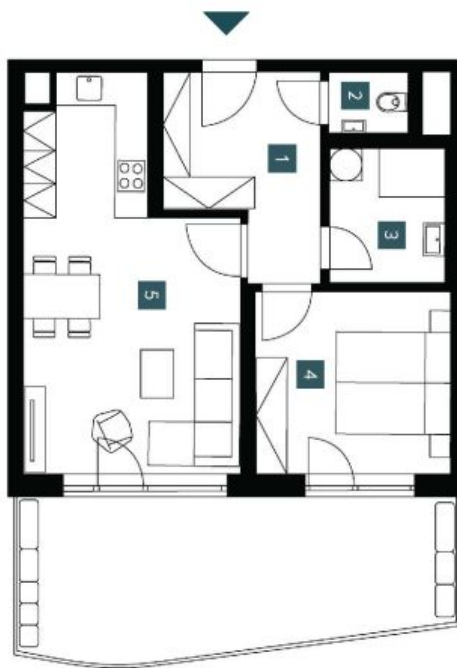
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2.2.18	
2. NP 2+KK	
1st floor	1 bdrm
1	Předstřih Hallway
2	WC
3	Koupelna Bathroom
4	Ložnice Bedroom
5	Obyvací pokoj + KK Living room + kitchen
Užitná plocha Usable area	8,99 m ²
Podlahová plocha Floor area	1,54 m ²
Balkón Balcony	5,18 m ²
Celková plocha Total area	11,86 m ²
	24,17 m ²
	51,74 m ²
	57,81 m ²
	22,73 m ²
	80,54 m ²

EXKLUZIVNÍ ZASTOUPENÍ
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Popis: Byt je umístěn v nadzemní části budovy, která je součástí komplexu s občanskými a společenskými prostory. Vybavení zahrnuje: kuchyňský nábytek, ledničku, plynový sporák, pračku, sušičku, koupelnový nábytek, WC, ložnicový nábytek, obývací pokoj, jídelnu, balkon a parkovací místo. Orientace je na jihovýchod. Vzdálenost od centra Brna je cca 5 km.
Poznámka: Všechny údaje jsou orientační. Pro podrobnější informace kontaktujte makléře. Všechny údaje jsou orientační. Pro podrobnější informace kontaktujte makléře. Všechny údaje jsou orientační. Pro podrobnější informace kontaktujte makléře.

