



## Apartment Studio (1+kk)

€ 315 884 | CZK 7 935 000

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





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Total area	44 m <sup>2</sup>
Floor area*	36 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	Possibility to purchase a parking space
Cellar	-
PENB	B
Reference number	106666

This southwest-facing, air-conditioned housing unit with a balcony with views of the Pálava landscape is located on the 2nd 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 and a sunny balcony, a bathroom (with a shower and toilet), and an entrance hall.

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.

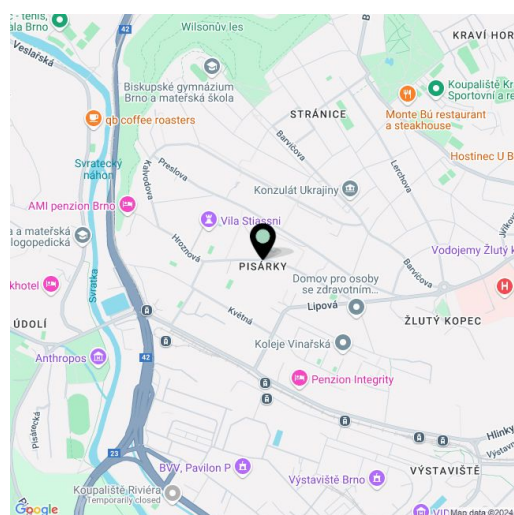
Floor area 35.93 m<sup>2</sup>, balcony 8.24 m<sup>2</sup>.

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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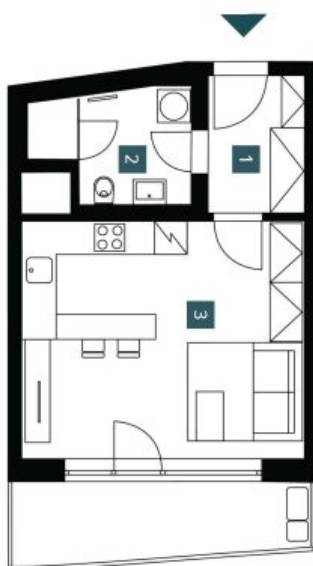
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<b>1.514</b>	
<b>3. NP   1 + Kk</b>	
2nd floor studio	
1	4,44 m <sup>2</sup>
Předstřih Hallway	
2	5,35 m <sup>2</sup>
Koupelna + WC Bathroom + WC	
3	22,47 m <sup>2</sup>
Obývací pokoj + Kk Living room + kitchen	
<b>Užitná plocha</b> Usable area	<b>32,26 m<sup>2</sup></b>
<b>Podlahová plocha</b> Floor area	<b>35,93 m<sup>2</sup></b>
<b>Balkón</b> Balcony	<b>8,24 m<sup>2</sup></b>
<b>Celková plocha</b> Total area	<b>44,20 m<sup>2</sup></b>

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INTERNATIONAL REAL ESTATE

EXKLUZIVNÍ ZASTOUPENÍ



Realitníke. Studio/flat with kitchen and bathroom. View across the city. Located in the center of Brno, near the tram station. The apartment is in a modern building with high-quality finishes and fixtures. The apartment is in a prime location, close to the city center and public transport. The apartment is in a prime location, close to the city center and public transport. The apartment is in a prime location, close to the city center and public transport.

