



Apartment One-bedroom (2+kk)

€ 623 611 | CZK 15 718 126

62.34 m², Brno-město, Pisárky, Nad Pisárkami





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| | |
|------------------|---|
| Total area | 77 m ² |
| Floor area* | 62 m ² |
| Balcony | 14 m ² |
| Parking | Possibility to purchase a parking space |
| Garage | Yes |
| Cellar | 7 m ² |
| PENB | B |
| Reference number | 106667 |

This premium bright and spacious apartment with a large balcony is part of the top-class Nová Myslivna residence with a reception, swimming pool, saunas, fitness zone, and rooftop restaurant. The project is located in a beautiful area in the middle of the forest park above Pisárky Valley.

The layout of the 3rd floor apartment consists of a living room with a preparation for a kitchen, a bedroom, a bathroom, and a foyer. All rooms have access to the **balcony with beautiful views**.

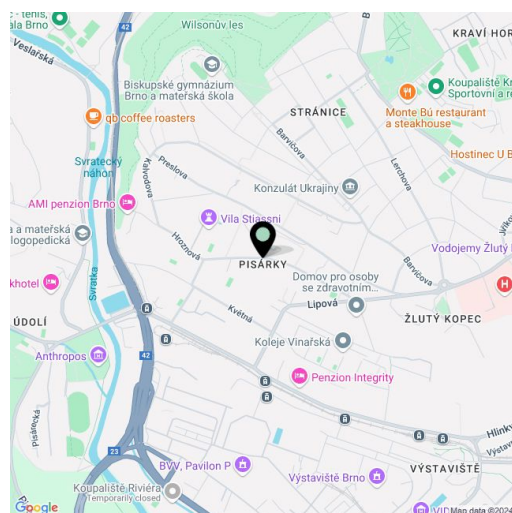
The high-standard facilities include **wooden floors made of oiled oak**, 2.1 m high rebateless doors, aluminum windows with insulating triple glazing and electrically controlled **exterior blinds**, a premium **kitchen fully equipped with appliances**, large-format ceramic floor and wall tiles, brand-name 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 modern 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 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 62.34 m², balcony 14.19 m², cellar 6.58 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.



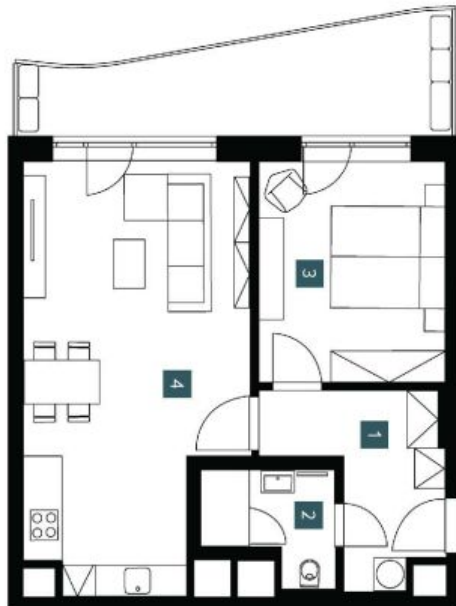
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| | |
|---------------------------------------|--|
| 2.4.06 | |
| 4. NP 2 + KK | |
| 3rd floor | 1 bdrm |
| 1 | Předstřih Hallway |
| 2 | Koupelna + WC Bathroom + WC |
| 3 | Ložnice Bedroom |
| 4 | Obývací pokoj + KK Living room + kitchen |
| | 8,28 m ² |
| | 4,13 m ² |
| | 14,08 m ² |
| | 30,21 m ² |
| Užitná plocha Usable area | 56,70 m ² |
| Podlahová plocha Floor area | 62,34 m ² |
| Balkón Balcony | 14,19 m ² |
| Celková plocha Total area | 76,53 m ² |

EXKLUZIVNÍ ZASTOUPENÍ
svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE



Předmět inzerce představuje nezávislý bytový objekt (bytová jednotka) v zjednodušeném (či zjednodušeném) podání, který je určen k bydlení a není součástí domovního hospodářství, společného nebo ostatního. Úroveň vybavení a vybavení jsou specifikovány ve smlouvě o prodeji. Užitková plocha (podlahová plocha) je uvedena v tabulce. Orientační plán je uveden v příloze. Pro více informací kontaktujte makléře. Orientační plán je uveden v příloze. Pro více informací kontaktujte makléře.
Note: The object of the individual form is only informative. The facilities provided in the floor plan (furniture, kitchen, electrical appliances, etc.) are not included. The delivery, design, specification, final inspection, and equipment are specified in the contract of completion, which is part of the contract to be signed by the parties. The floor plan is provided for information only (without possession).
NOVA MYSLIVNA

