



Apartment One-bedroom (2+kk)

€ 917 660 | CZK 23 051 614

95.93 m², Brno-město, Pisárky, Nad Pisárkami





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| | |
|------------------|---|
| Total area | 123 m ² |
| Floor area* | 96 m ² |
| Terrace | 27 m ² |
| Parking | Possibility to purchase a parking space |
| Garage | Yes |
| Cellar | 2 m ² |
| PENB | B |
| Reference number | 106668 |

This 3rd floor housing unit with a spacious terrace is part of the premium Nová Myslivna residential project, set in the forest park above the Pisárky Valley. Its high standards and hassle-free parking will contribute to comfortable living, as will its wide range of services for residents: a reception, a relaxation area with a swimming pool, saunas and a fitness zone, as well as a rooftop restaurant with impressive views.

The layout consists of a living room with an adjoining kitchen, a master bedroom, another bedroom, a bathroom (with a shower and toilet), a separate toilet, a pantry, and an entrance hall. All rooms have access to the large southeast-facing terrace.

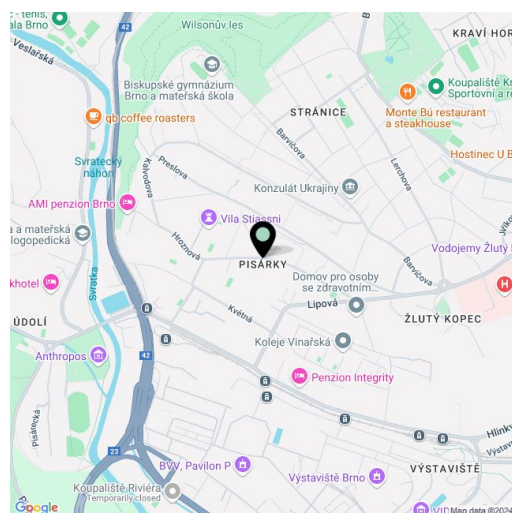
The high-standard facilities include wooden floors made of oiled oak, 2.1 m high rebateless doors, aluminum windows with insulating triple glazing and electrically controlled exterior blinds, a premium kitchen fully equipped with appliances, large-format ceramic floor and wall tiles, brand-name sanitary ware and faucets, and a smart home system controlling, among other things, cooling, and underfloor heating. It is possible to purchase a garage 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 95.93 m², balcony 26.83 m², sklep 2.09 m².
Subject to special legal conditions.

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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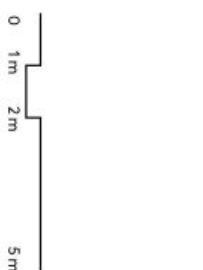
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|---------------------------------------|--|
| 1.4.05 | |
| 4. NP 3 + KK | |
| 3rd floor | 2 bdr/m |
| 1 | Předstřih Hallway |
| 2 | WC WC |
| 3 | Obývací pokoj + KK Living room + kitchen |
| 4 | Pokoj Room |
| 5 | Ložnice Bedroom |
| 6 | Komora s pračkou Laundry room |
| 7 | Kašpělna + WC Bathroom + WC |
| Užitná plocha Usable area | 11,30 m ² |
| Podlahová plocha Floor area | 2,72 m ² |
| Balkón Balcony | 36,63 m ² |
| Užitná plocha Usable area | 12,24 m ² |
| Podlahová plocha Floor area | 13,84 m ² |
| Balkón Balcony | 3,61 m ² |
| Užitná plocha Usable area | 4,83 m ² |
| Podlahová plocha Floor area | 85,17 m ² |
| Podlahová plocha Floor area | 95,93 m ² |
| Balkón Balcony | 26,83 m ² |
| Podlahová plocha Floor area | 122,80 m ² |

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NOVÁ MYSLIVNA

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