



## Apartment One-bedroom (2+kk)

€ 914 565 | CZK 23 051 614

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





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Total area	123 m <sup>2</sup>
Floor area*	96 m <sup>2</sup>
Terrace	27 m <sup>2</sup>
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	2 m <sup>2</sup>
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 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.

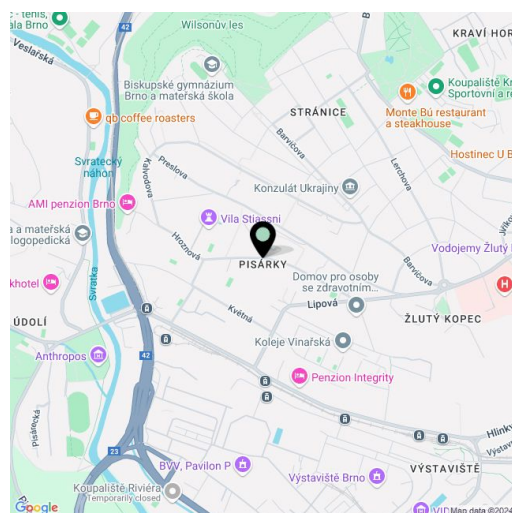
The high-standard facilities include wooden floors made of oiled oak, 2.1 m high rebateless doors, aluminum windows with insulating triple glazing and electrically controlled exterior blinds, a premium kitchen fully equipped with appliances, large-format ceramic floor and wall tiles, brand-name sanitary 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 m<sup>2</sup>, balcony 26.83 m<sup>2</sup>, sklep 2.09 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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14.05	
4. NP   3 + KK 3rd floor   2 bdr m	
1 Předstřih Hallway	11,30 m <sup>2</sup>
2 WC	2,72 m <sup>2</sup>
3 Obývací pokoj + KK Living room + kitchen	36,63 m <sup>2</sup>
4 Pokoj Room	12,24 m <sup>2</sup>
5 Ložnice Bedroom	13,84 m <sup>2</sup>
6 Komora s pračkou Laundry room	3,61 m <sup>2</sup>
7 Koupelna + WC Bathroom + WC	4,83 m <sup>2</sup>
<b>Užitná plocha</b> Usable area	<b>85,17 m<sup>2</sup></b>
<b>Podlahová plocha</b> Floor area	<b>95,93 m<sup>2</sup></b>
<b>Balkón</b> Balcony	<b>26,83 m<sup>2</sup></b>
<b>Celková plocha</b> Total area	<b>122,80 m<sup>2</sup></b>

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EKLUZIVNÍ ZASTOUPENÍ



Realizace: Stavební úkoly předány podle práva objednatel, Vypracováno a zhotováno v plném rozsahu (včetně úpravy, úpravy a instalace) podle požadavků a specifikací, a to ve všech ohledech, včetně dodání, speciálních a technických požadavků, a v rámci speciálních a technických požadavků v souvislosti s postupem. Konečné provedení a provedení v rámci speciálních a technických požadavků. Orientace: Návěstí v rámci budovy a dle záměru.

Note: The area of the individual room are only indicative. The facilities pictured in the floor plan (furniture, kitchen, electrical appliances, etc.) are not included. The delivery, design specifications, final surfaces, and equipment are specified in the statement of completion, which is part of the addendum to the future purchase contract. Appropriate grass dimension listed in mm (quantity without parking).

