



Apartment Two-bedroom (3+kk)

€ 1 082 953 | CZK 27 285 000

104.22 m², Brno, Pisárky, Nad Pisárkami





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Total area	127 m ²
Floor area*	104 m ²
Balcony	23 m ²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	6 m ²
PENB	B
Reference number	105231

This premium, bright apartment with a large sunny terrace and 2 parking spaces is part of the top-class Nová Myslivna residence, which is currently being built in the middle of the forest park above Pisárky Valley. The residential project, which brings a completely new style of living to Brno, will offer, in addition to high standards, a reception, a relaxation zone with a swimming pool, saunas, and a fitness center, and a rooftop restaurant with impressive views.

The layout of the apartment consists of a living room with a preparation for a kitchen, 2 bedrooms, a bathroom, a separate toilet, a walk-in wardrobe, a closet, and a large hall. All rooms have access to a sunny terrace with views of the treetops and the Pálava landscape. The apartment is conveniently located near the elevator.

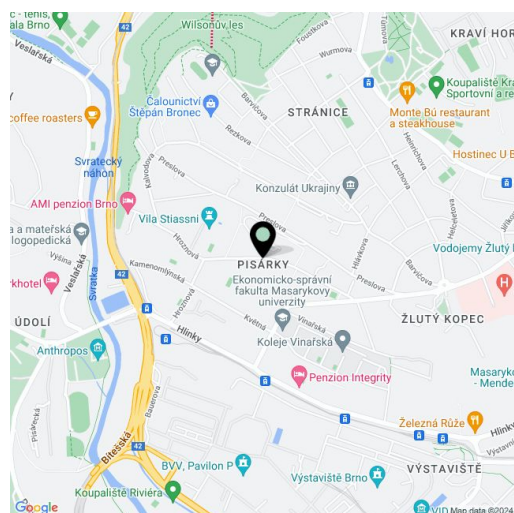
The high-standard facilities include wooden floors made of oiled oak, 2.1 m high rebateless doors, aluminum windows with insulating triple glazing and electrically controlled exterior blinds, large-format ceramic floor and wall tiles, brand-name sanitary ware and faucets, and a smart home system controlling, among other things, cooling, and underfloor heating. The purchase price includes a cellar storage cubicle. It is possible to purchase a garage 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 104.22 m², balcony 23.18 m², cellar 5.99 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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2.4.15	
4. NP 3+KK	
3rd floor 2 bdr/m	
1	Předsiň Hallway
2	WC
3	Komora Closet
4	Koupelna + WC Bathroom + WC
5	Šatna Dressing room
6	Ložnice Bedroom
7	Pokoj Room
8	Obyvací pokoj + KK Living room + Kitchen
Užitná plocha Usable area	93.95 m ²
Podlahová plocha Floor area	104.22 m ²
Balkón Balcony	23.18 m ²
Celková plocha Total area	127.40 m ²

EXKLUZIVNÍ ZASTOUPENÍ
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INTERNATIONAL REAL ESTATE



Popis: Byt je řešený jednotlivými odděleními: obývací pokoj, kuchyň a jídelna, ložnice, šatna, koupelna, WC, balkon a terasa. Byt je vybavený kompletně, včetně elektrického vybavení a techniky. Provozovatel je povinen zajistit dodání a montáž elektrického a vodního inženýrství a vytápění (podle specifikace v smlouvě). Konečné provedení, které je přílohou Smlouvy o budoucí kupní smlouvě, bude řešeno smlouvou v rámci smlouvy vinné (obdobou na zápis bez omezení).
Note: The area of the individual rooms are only indicating. The facilities pictured in the floor plan (furniture, kitchen, electrical appliances, etc.) are not included. The delivery, design specifications, finish surfaces, and equipment are specified in the standard of completion, which is part of the addendum to the future purchase contract. Appropriate gross dimension listed in mm (rounding without pointing).

Developer
NOVÁ MYSLIVNA
MINUTY ESTATE