



Apartment One-bedroom (2+kk)

€ 571 332 | CZK 14 400 411

66.28 m², Brno-město, Pisárky, Nad Pisárkami





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Total area	90 m ²
Floor area*	66 m ²
Balcony	24 m ²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	4 m ²
PENB	B
Reference number	106632

This ground floor housing unit with a spacious balcony 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 bedroom, a bathroom (with a shower and toilet), and an entrance hall. All rooms have access to the large balcony.

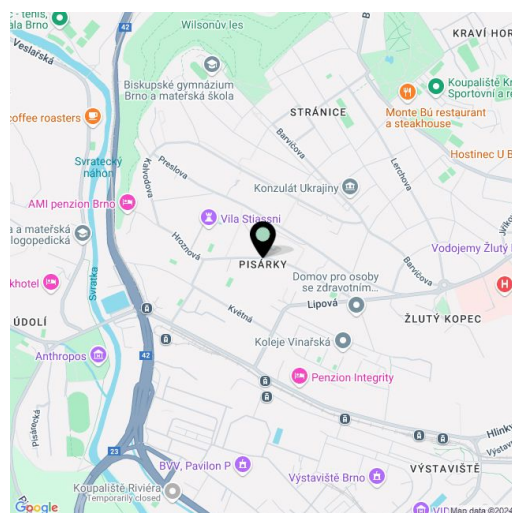
The high-standard facilities include wooden floors made of oiled oak, 2.1 m high rebateless doors, aluminum windows with insulating triple glazing and electrically controlled exterior blinds, a premium kitchen fully equipped with appliances, large-format ceramic floor and wall tiles, brand-name sanitary 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 52.36 m², balcony 23.90 m², sklep 3.61 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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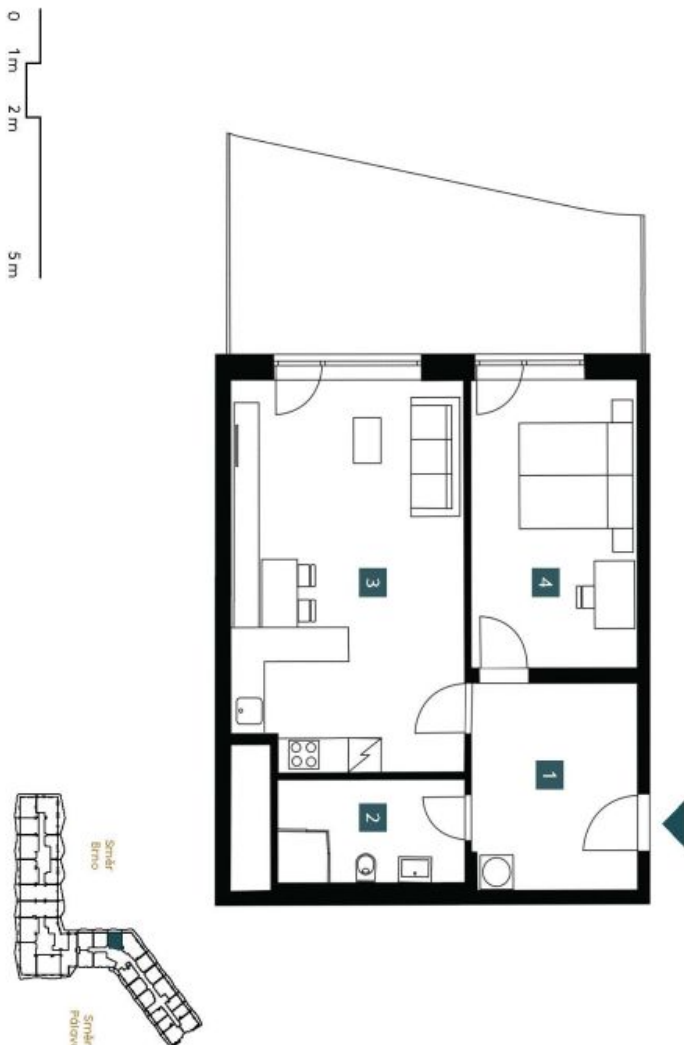
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1.1.02	
1. NP 2 + Kk	
ground fl. 1 bedrm	
1	Předstř. s pračkou Hallway with washing machine
2	Koupelna + WC Bathroom + WC
3	Obývací pokoj + KK Living room + kitchen
4	Ložnice Bedroom
	Užitná plocha Usable area
	Podlahová plocha Floor area
	Balkón Balcony
	Celková plocha Total area
	10,92 m²
	5,92 m²
	28,77 m²
	15,20 m²
	60,81 m²
	66,28 m²
	23,90 m²
	90,20 m²

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NOVÁ MYSLIVNA



Prostředím poskytnutých materiálů jsou patrné specifické vzhledové a funkční prvky, které jsou součástí standardní výstavby. Specifické prvky, které nejsou součástí standardní výstavby, jsou v příloze uvedeny a označeny příslušnými značkami. Charakteristické prvky jsou v příloze uvedeny a označeny příslušnými značkami. Pro více informací o výstavbě a specifikacích se obraťte na svého zástupce. Všechny údaje jsou uvedeny v metrech (m) a zaokrouhleny na dvě desetinná místa. Pro více informací o výstavbě a specifikacích se obraťte na svého zástupce. Všechny údaje jsou uvedeny v metrech (m) a zaokrouhleny na dvě desetinná místa. Pro více informací o výstavbě a specifikacích se obraťte na svého zástupce. Všechny údaje jsou uvedeny v metrech (m) a zaokrouhleny na dvě desetinná místa.

Developer
SMRČÁK
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