



## Apartment One-bedroom (2+kk)

€ 584 795 | CZK 14 675 429

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





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Total area	62 m <sup>2</sup>
Front garden	33 m <sup>2</sup>
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	2 m <sup>2</sup>
PENB	B
Reference number	106633

This new air-conditioned housing unit with a front garden and pleasant green views is located on the ground floor of the Nová Myslivna project. This premium residence with a wellness and fitness zone, a reception, and a courtyard garden allows you to live in the middle of nature while being close to complete urban amenities.

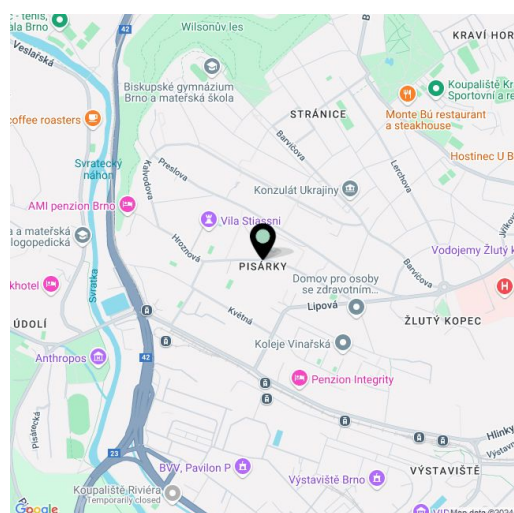
The practical layout consists of a living room with a kitchen, a bedroom, a bathroom, a separate toilet, and an entrance hall. Both rooms have access to the front garden.

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 an additional garage space. The building uses 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 views of the city and the wine-growing Pálava region, 50 kilometers away, is directly in the building. There will be a bus stop not far from the residence, and the city center or Campus Square shopping center is about 15 minutes away by car or bus.

Floor area 62.13 m<sup>2</sup>, front garden 32.66 m<sup>2</sup>, cellar 1.60 m<sup>2</sup>.  
Subject to special legal conditions.

Expected completion date is summer 2026.



\* 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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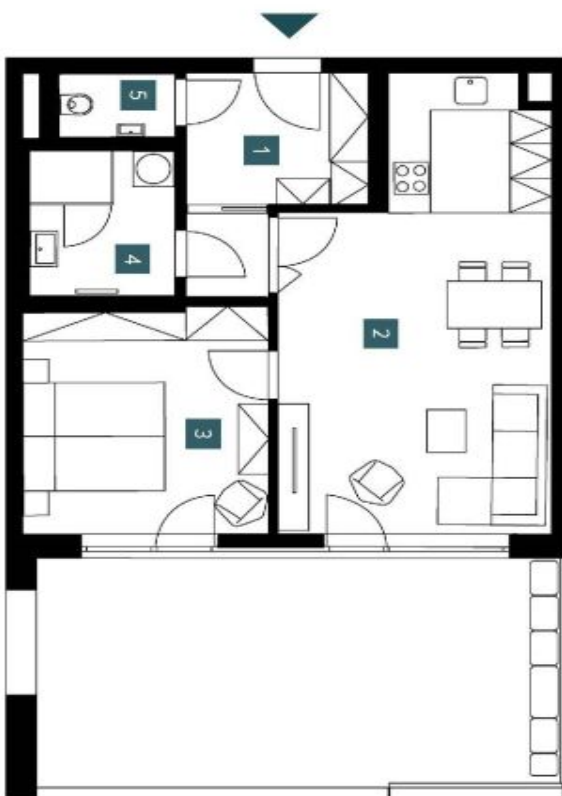
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<b>2.1.09</b>	
<b>1. NP   2 + KK</b>	
ground fl.   1 bdrm	
<b>1</b> Předstih Hallway	6.12 m <sup>2</sup>
<b>2</b> Obývací pokoj + KK Living room + kitchen	29.43 m <sup>2</sup>
<b>3</b> Ložnice Bedroom	13.85 m <sup>2</sup>
<b>4</b> Koupelna Bathroom	5.20 m <sup>2</sup>
<b>5</b> WC WC	1.78 m <sup>2</sup>
<b>Užitná plocha</b> Usable area	56.38 m <sup>2</sup>
<b>Podlahová plocha</b> Floor area	62.13 m <sup>2</sup>
<b>Předzahrádka</b> Front garden	32.66 m <sup>2</sup>
<b>Celková plocha</b> Total area	94.79 m <sup>2</sup>

EXKLUZIVNÍ ZASTOUPENÍ

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NOVÁ MYSLIVNA

Pozemní plocha: Plocha jednotlivých místností (four private areas): Vybavení a zařízení: vybavení (furniture, kitchen, laundry facilities, electrical appliances, and) není součástí nabídky. Pozemní plocha: Plocha jednotlivých místností (four private areas): Vybavení a zařízení: vybavení (furniture, kitchen, laundry facilities, electrical appliances, and) není součástí nabídky. Pozemní plocha: Plocha jednotlivých místností (four private areas): Vybavení a zařízení: vybavení (furniture, kitchen, laundry facilities, electrical appliances, and) není součástí nabídky.

Note: The areas of the individual rooms are only indicative. The facilities provided in the floor plan (furniture, kitchen, electrical appliances, etc.) are not included. The delivery, design specifications, floor surfaces, and equipment are specified in the standard specification, which is part of the addendum to the future purchase contract. Appropriate gradation is listed in mm (factory without painting).

