



Apartment Two-bedroom (3+kk)

€ 791 623 | CZK 19 727 254

95.43 m², Brno-město, Pisárky, Nad Pisárkami





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Total area	95 m²
Front garden	25 m²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	4 m²
PENB	B
Reference number	106638

This premium bright and spacious apartment with a front garden is part of the top-class Nová Myslivna residence with a reception, swimming pool, saunas, fitness zone, and rooftop restaurant. The project is located in a beautiful area in the middle of the forest park above Pisárky Valley.

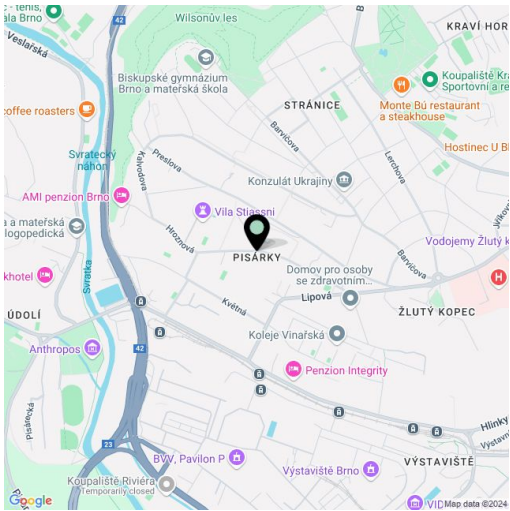
The layout of the apartment consists of a living room with a preparation for a kitchen and access to the **front garden**, a master bedroom, another bedroom, a bathroom, a separate toilet, **a walk-in wardrobe**, and a foyer.

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 a **garage or outdoor parking 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 95.43 m², balcony 25.09 m², cellar 3.67 m².

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.

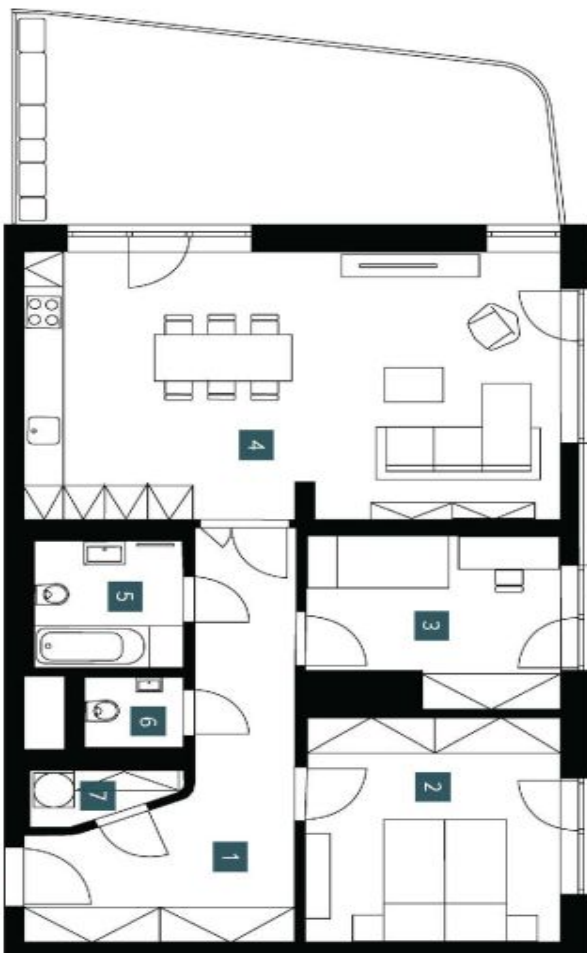
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2.1.02	
1. NP 3 + Kk	
ground fl. 2 bedm	
1 Predsín	15,66 m ²
Hallway	
2 Ložnice	14,38 m ²
Bedroom	
3 Pokoj	10,04 m ²
Room	
4 Obyvací pokoj + Kk	35,87 m ²
Living room + kitchen	
5 Koupelna + WC	4,75 m ²
Bathroom + WC	
6 WC	1,75 m ²
WC	
7 Šatna	1,72 m ²
Dressing room	
Užitná plocha	84,17 m ²
Usable area	
Podlahová plocha	95,43 m ²
Floor area	
Předzahrádka	25,09 m ²
Front garden	
Celková plocha	120,52 m ²
Total area	

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