



## Apartment Two-bedroom (3+kk)

€ 785 321 | CZK 19 727 254

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





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Total area	95 m <sup>2</sup>
Front garden	25 m <sup>2</sup>
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	4 m <sup>2</sup>
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.

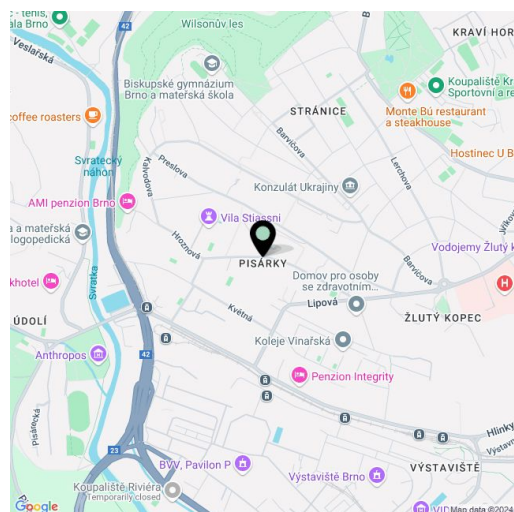
The high-standard facilities include **wooden floors made of oiled oak**, 2.1 m high rebateless doors, aluminum windows with insulating triple glazing and electrically controlled **exterior blinds**, a premium **kitchen fully equipped with appliances**, large-format ceramic floor and wall tiles, brand-name 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 m<sup>2</sup>, balcony 25.09 m<sup>2</sup>, cellar 3.67 m<sup>2</sup>.

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.

