



## Apartment Two-bedroom (3+kk)

€ 1 165 869 | CZK 29 286 623

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





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Total area	154 m <sup>2</sup>
Floor area*	115 m <sup>2</sup>
Balcony	39 m <sup>2</sup>
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	6 m <sup>2</sup>
PENB	B
Reference number	106639

**This premium bright and spacious apartment with a large balcony 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, a master bedroom, another bedroom, a bathroom, a separate toilet, a storage room, **a walk-in wardrobe**, and a foyer. All rooms have access to the **balcony with beautiful views**.

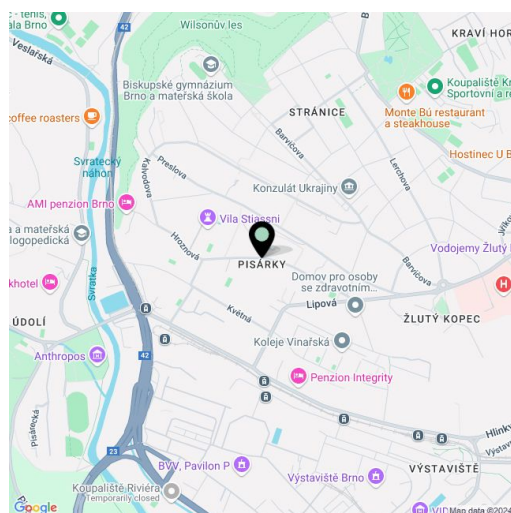
The high-standard facilities include **wooden floors made of oiled oak**, 2.1 m high rebateless doors, aluminum windows with insulating triple glazing and electrically controlled **exterior blinds**, **a premium kitchen fully equipped with appliances**, large-format ceramic floor and wall tiles, brand-name 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 115.74 m<sup>2</sup>, balcony 39.02 m<sup>2</sup>, cellar 6.35 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.



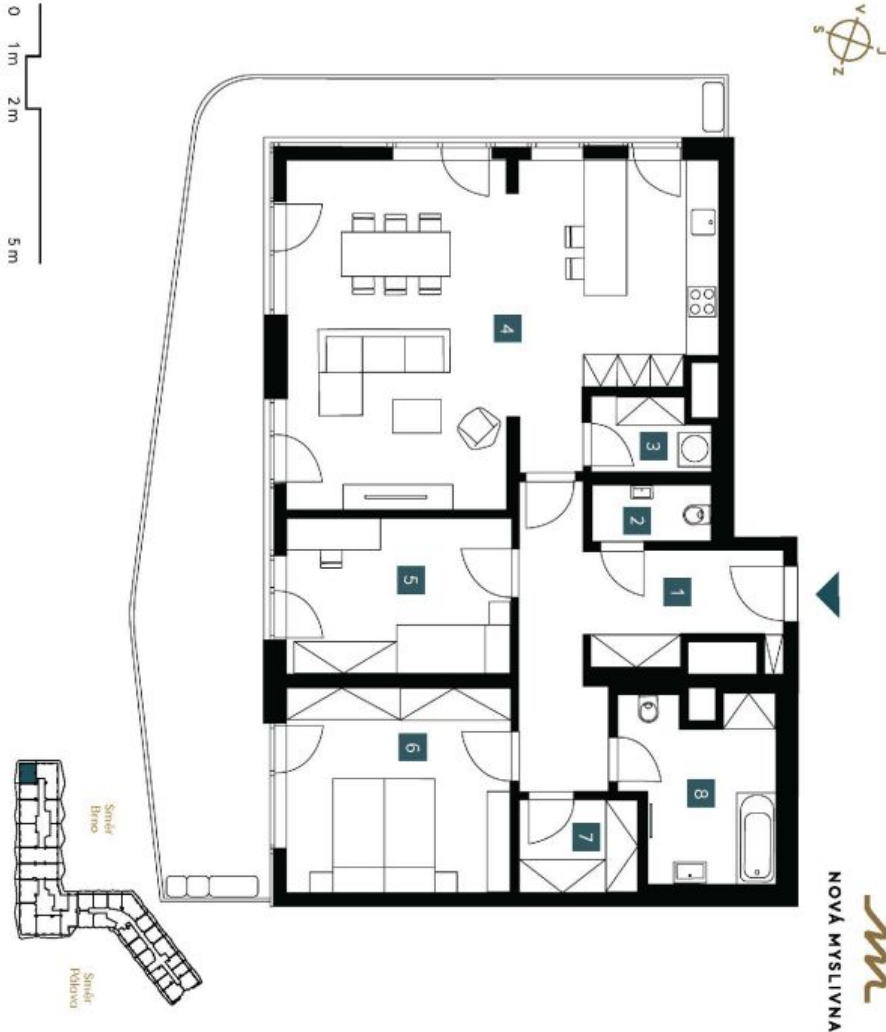
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2.4.02	
4. NP   3 + KK 3rd floor   2 bdrm	
1 Předstřih Hallway	14,35 m <sup>2</sup>
2 WC WC	2,19 m <sup>2</sup>
3 Komora Closet	2,83 m <sup>2</sup>
4 Obývací pokoj + KK Living room + kitchen	43,60 m <sup>2</sup>
5 Pokoj Room	11,75 m <sup>2</sup>
6 Ložnice Bedroom	15,43 m <sup>2</sup>
7 Šatna Dressing room	3,72 m <sup>2</sup>
8 Koupelna + WC Bathroom + WC	8,57 m <sup>2</sup>
Užitná plocha Usable area	102,44 m <sup>2</sup>
Podlahová plocha Floor area	114,74 m <sup>2</sup>
Balkón Balcony	39,02 m <sup>2</sup>
Celková plocha Total area	153,76 m <sup>2</sup>

EVKLUVIVNÍ ZASTOUPENÍ  
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Popis: Bydlení bezúhonné s výhledem, orientací, vzhledem a nábytkem (stůl, židle, stoličky, křeslo, gauč, lampička, a další) a kvalitní dřevěnou podlahou, kvalitní koupelnou, moderní kuchyní a výhledem na zelenou zónu. Užitná plocha je 102,44 m<sup>2</sup>. Sběrný odpad je umístěn v šatně. Orientační plán je v příloze. Všechny údaje jsou orientační a mohou být změněny bez předvarování. Přesná měření jsou uvedena v příloze. Pro více informací se obraťte na makléře. Pro rezervaci a prohlídku kontaktujte makléře. Pro více informací se obraťte na makléře. Pro rezervaci a prohlídku kontaktujte makléře. Pro více informací se obraťte na makléře.

