



## Apartment One-bedroom (2+kk)

€ 668 022 | CZK 16 780 710

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





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Total area	85 m <sup>2</sup>
Floor area*	70 m <sup>2</sup>
Balcony	15 m <sup>2</sup>
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	6 m <sup>2</sup>
PENB	B
Reference number	106644

This new air-conditioned apartment with a balcony, offering views of the surrounding greenery, is located on the 2nd floor of the premium Nová Myslivna residence, which is currently being built in a completely quiet area in the middle of a forest park and at the same time just a few minutes' drive from the center of Brno. In addition to comfortable high-standard living, the residence will also offer its residents an underground garage, wellness, fitness, reception, or a garden in the courtyard.

The practical layout of the apartment consists of a living room with a kitchen, a bedroom, a bathroom (with a shower and toilet), a walk-in wardrobe/closet, and a hall. Both rooms lead to a southwest-facing balcony.

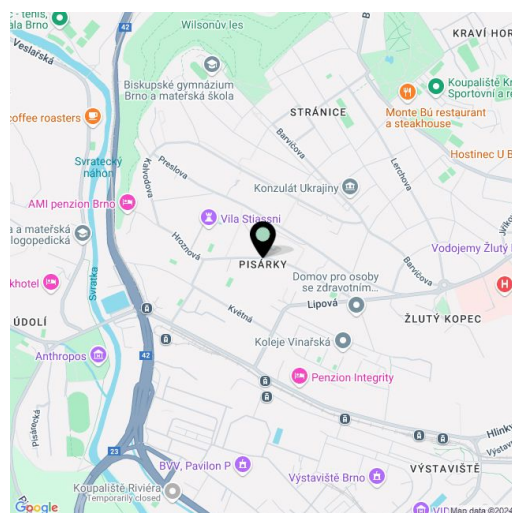
The high-standard facilities include wooden floors made of oiled oak, 2.1 m high rebateless doors, aluminum windows with insulating triple glazing and electrically controlled exterior blinds, premium kitchen fully equipped with appliances, large-format ceramic floor and wall tiles, brand-name sanitary 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 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 a park arrangement that will naturally connect to the surrounding forest park. A restaurant will operate directly in the building with impressive views of the city and the wine paradise of Pálava, 50 kilometers away. 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 69.52 m<sup>2</sup>, balcony 15.26 m<sup>2</sup>, cellar 6.20 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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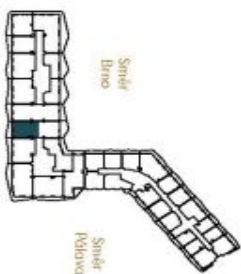
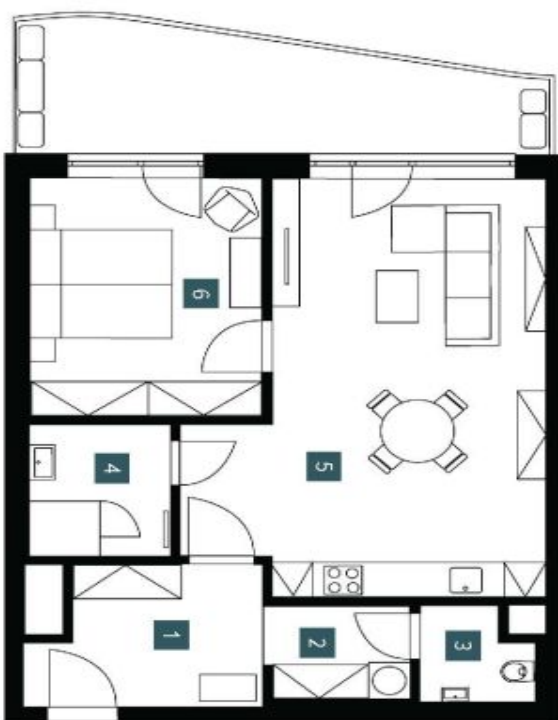
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<b>2.3.11</b>	
<b>3. NP   2 + kk</b>	
2nd floor	1 bdrm
1 <b>Předsiň</b> Hallway	7,61 m <sup>2</sup>
2 <b>Šatna</b> Dressing room	3,36 m <sup>2</sup>
3 <b>WC</b> WC	2,36 m <sup>2</sup>
4 <b>Koupelna</b> Bathroom	4,49 m <sup>2</sup>
5 <b>Obývací pokoj + KK</b> Living room + kitchen	31,81 m <sup>2</sup>
6 <b>Ložnice</b> Bedroom	13,97 m <sup>2</sup>
<b>Užitná plocha</b> Usable area	63,60 m <sup>2</sup>
<b>Podlahová plocha</b> Floor area	69,52 m <sup>2</sup>
<b>Balkón</b> Balcony	15,26 m <sup>2</sup>
<b>Celková plocha</b> Total area	84,78 m <sup>2</sup>

EXKLUZIVNÍ ZASTOUPENÍ

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NOVÁ MYSLIVNA

Pozemková plocha, jednorázová měřítka, čtyřstranná orientace. Všechny údaje a vybavení (kuchyň, koupelna, elektrika, plyn, voda) mají svoboda&williams. Provoz a držení: společně s ostatními jednotkami v obvodu nadpisárky ve vlastnictví společnosti Svoboda & Williams s.r.o. Společný obvodní územní plán. Orientační plán: rovněž k dispozici v m. (k dispozici na zdejším místě).

Note: The area 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 of completion, which is part of the addendum to the future purchase contract. Appropriate gradation is used in mm (raster without pointing).

