



## Apartment Two-bedroom (3+kk)

€ 986 781 | CZK 24 763 279

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





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Total area	133 m <sup>2</sup>
Floor area*	109 m <sup>2</sup>
Balcony	24 m <sup>2</sup>
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	5 m <sup>2</sup>
PENB	B
Reference number	106649

This premium, bright apartment with a large sunny balcony is part of the top-class Nová Myslivna residence, which is currently being built in the middle of the forest park above Pisárky Valley. The residential project, which brings a completely new style of living to Brno, will offer, in addition to high standards, a reception, a relaxation zone with a swimming pool, saunas, and a fitness center, and a rooftop restaurant with impressive views.

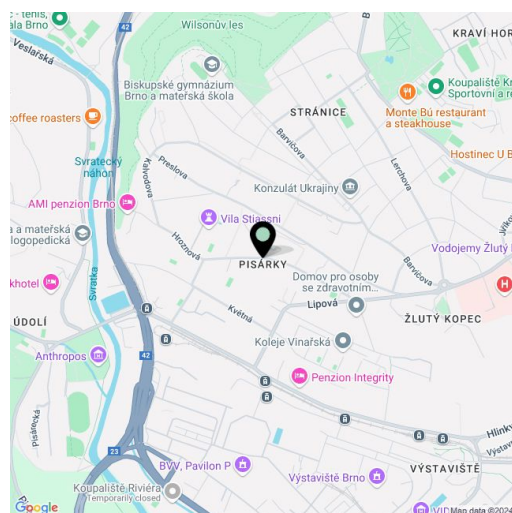
The layout of the apartment consists of a living room with a preparation for a kitchen, 2 bedrooms, a bathroom, a separate toilet, a walk-in wardrobe, a closet, and a large hall. All rooms have access to a sunny balcony with views of the Pálava landscape.

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 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 108.82 m<sup>2</sup>, balcony 23.92 m<sup>2</sup>, cellar 5.23 m<sup>2</sup>.

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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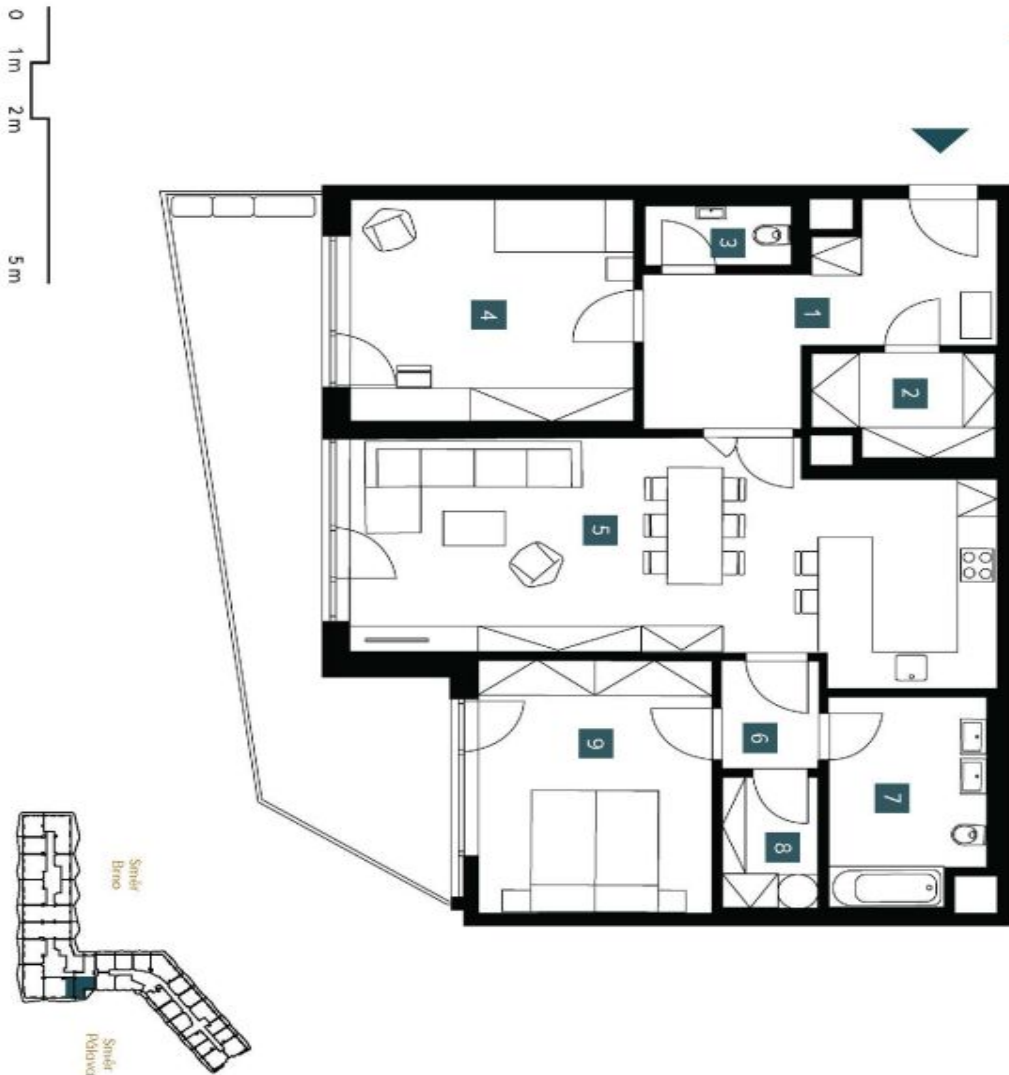
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2. NP   3 + kk 1st floor   2 bdr m		
1	Předsiň Hallway	12.60 m <sup>2</sup>
2	Šatna Dressing room	4.49 m <sup>2</sup>
3	WC WC	2.19 m <sup>2</sup>
4	Pokoje Room	15.75 m <sup>2</sup>
5	Obývací pokoj + KK Living room + kitchen	34.45 m <sup>2</sup>
6	Chodba Hall	2.60 m <sup>2</sup>
7	Koupelna + WC Bathroom + WC	7.91 m <sup>2</sup>
8	Komora Closet	3.16 m <sup>2</sup>
9	Ložnice Bedroom	14.76 m <sup>2</sup>
Užitná plocha Usable area		97.91 m <sup>2</sup>
Podlahová plocha Floor area		108.82 m <sup>2</sup>
Balkón Balcony		23.92 m <sup>2</sup>
Celková plocha Total area		132.74 m <sup>2</sup>

EXKLUZIVNÍ ZASTOUPENÍ

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INTERNATIONAL REAL ESTATE



NOVA MYSLIVNA  
*m*

Průměrná plocha jednotlivých místností (pouze orientační). Vzhledem k zájmu o ekologičtější bydlení je předpokládána elektrická podlahová a stropní osvětlení (s možností nastavení intenzity). Prostor a vybavení jednotlivých místností (kuchyň, obývací pokoj, ložnice, koupelna, WC, šatna, chodba, balkon) je orientační a může být změněno dle potřeby. Orientační plán je uveden v příloze. (K dispozici je i 3D vizualizace.)  
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, specification, final surface, and equipment are specified in the standard of completion, which is part of the addendum to the future purchase contract. Appropriate grid dimension listed in mm (factory without postings).

