



## Apartment One-bedroom (2+kk)

€ 422 021 | CZK 10 601 160

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





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|                  |   |
|------------------|---|
| Total area       | 58 m <sup>2</sup>                       |
| Floor area*      | 48 m <sup>2</sup>                       |
| Balcony          | 10 m <sup>2</sup>                       |
| Parking          | Possibility to purchase a parking space |
| Garage           | Yes                                     |
| Cellar           | -                                       |
| PENB             | B                                       |
| Reference number | 106650                                  |

This 2nd floor housing unit with a balcony is part of the premium Nová Myslivna residential project, set in the forest park above the Pisárky Valley. Its high standards and hassle-free parking will contribute to comfortable living, as will its wide range of services for residents: a reception, a relaxation area with a swimming pool, saunas and a fitness zone, as well as a rooftop restaurant with impressive views.

The layout consists of a living room with an adjoining kitchen, a bedroom, a bathroom (with a shower and toilet), a pantry, and an entrance hall. Adjacent to the living room and bedroom is a southeast-facing balcony.

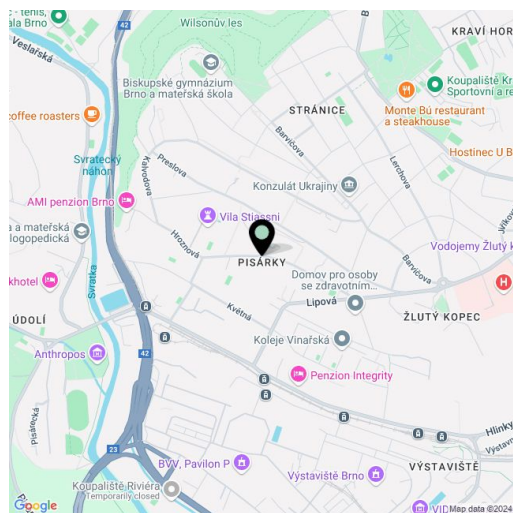
The high-standard facilities include wooden floors made of oiled oak, 2.1 m high rebateless doors, aluminum windows with insulating triple glazing and electrically controlled exterior blinds, a premium kitchen fully equipped with appliances, large-format ceramic floor and wall tiles, brand-name sanitary ware and faucets, and a smart home system controlling, among other things, cooling, and underfloor heating. It is possible to purchase a garage space. The building uses sustainable technologies to reduce energy consumption (heat pumps, photovoltaic panels). Other benefits include an elevator, 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. 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 48.41 m<sup>2</sup>, balcony 9.95 m<sup>2</sup>.  
Subject to special legal conditions.

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.



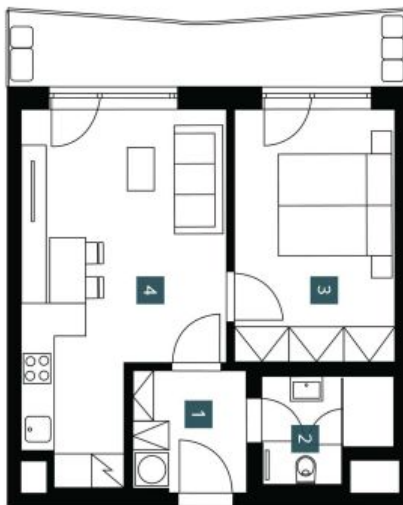
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|                                |   |
|--------------------------------|---|
| <b>1.3.07</b>                  |   |
| <b>3. NP   2 + KK</b>          |   |
| 2nd floor 1bd1m                |   |
| 1                              | Předstř s pračkou<br>Hallway with washing machine |
| 2                              | Obývací pokoj + KK<br>Living room + kitchen       |
| 3                              | Ložnice<br>Bedroom                                |
| 4                              | Koupelna + WC<br>Bathroom + WC                    |
| Užitná plocha<br>Useable area  | 43,52 m²  |
| Podlahová plocha<br>Floor area | 48,41 m²  |
| Balkón<br>Balcony              | 9,95 m²   |
| Celková plocha<br>Total area   | 58,40 m²  |

EXKLUZIVNÍ ZASTOUPENÍ  
svoboda&williams | CHRISTIE'S  
INTERNATIONAL REAL ESTATE



Realitníke, Svoody / Real estate agent, Svoboda&Williams, Vstupné a poplatky v předstihu (obdobně, uzavření této realitní smlouvy a předání klíčů). Každý detail, specifikace a konstrukce. Provozní úpravy a výprava jsou specifikovány ve smlouvě o prodeji. Smlouva o budoucí kupní smlouvě. Orientaci hřbitvy rovněž. Kódování v mm (obdobně na adrese bez změny).  
Note: The area of the individual room are only indicative. The facilities pictured in the floor plan (furniture, kitchen, electrical appliances, etc.) are not included. The delivery, design specifications, final surfaces, and equipment are specified in the standard of completion, which is part of the addendum to the future purchase contract. Appropriate gross dimension listed in mm (grossly without plastering).



NOVÁ MYSLIVNA