



## Apartment One-bedroom (2+kk)

€ 544 950 | CZK 13 610 131

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





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Total area	69 m <sup>2</sup>
Floor area*	58 m <sup>2</sup>
Balcony	11 m <sup>2</sup>
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	6 m <sup>2</sup>
PENB	B
Reference number	106652

**This premium bright and spacious housing unit with a 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.**

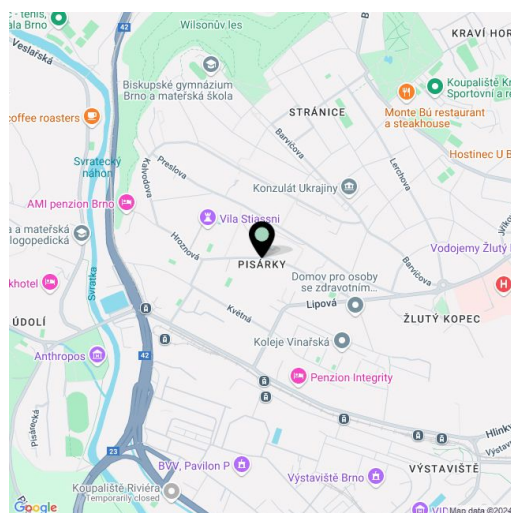
The layout of the unit consists of a living room with a preparation for a kitchen, a bedroom, a bathroom, and a foyer. Adjacent to the living room and bedroom is a **balcony facing northeast towards the forest**, guarantees morning sunlight.

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 57.65 m<sup>2</sup>, balcony 11.36 m<sup>2</sup>, cellar 6.35 m<sup>2</sup>.  
Subject to special legal conditions.

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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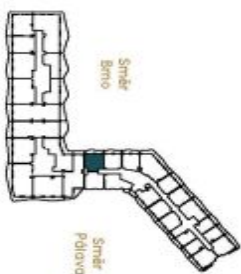
€ 544 950 | CZK 13 610 131

57.65 m², Brno-město, Pisárky, Nad Pisárkami

<b>14.02</b>	
<b>4. NP   2 + KK</b>	
3rd floor	1 bdrm
<b>1</b>	<b>Předsiň s pračkou</b>
	Hallway with washing machine
<b>2</b>	<b>Koupelna + WC</b>
	Bathroom + WC
<b>3</b>	<b>Obývací pokoj + KK</b>
	Living room + Kitchen
<b>4</b>	<b>Ložnice</b>
	Bedroom
<b>Užitná plocha</b>	<b>52,42 m²</b>
Usable area	
<b>Podlahová plocha</b>	<b>57,65 m²</b>
Floor area	
<b>Balkón</b>	<b>11,36 m²</b>
Balcony	
<b>Celková plocha</b>	<b>69,00 m²</b>
Total area	

EKLUZIVNÍ ZASTOUPENÍ

svoboda&williams | CHRISTIE'S  
INTERNATIONAL REAL ESTATE



NOVÁ MYSLIVNA

Popis: Byt s předsiňkou a pračkou, koupelnou s WC, obývacím pokojem s kuchyní a ložnicí. Byt je vybaven elektrickými spotřebiči a novými okny. Každý pokoj má vlastní vstupní dveře. Vybavení je standardní. Vše je v pořádku a byt je připraven k nastěhování. Dle dohody lze zařídit i vstupní systém (bezdrátový nebo s drátovým přívodem).  
 Note: The area of the individual rooms are only indicative. The furniture pictured in the floor plan (kitchen, 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 (precision without plotting).

Developer  
INFINITY ESTATE