



## Apartment One-bedroom (2+kk)

€ 546 153 | CZK 13 610 131

57.65 m², Brno-město, Pisárky, Nad Pisárkami





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Total area	69 m²
Floor area*	58 m²
Balcony	11 m²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	6 m²
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.

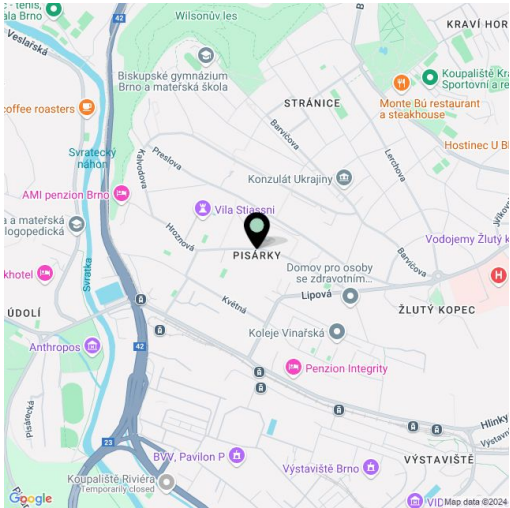
The layout of the unit consists of a living room with a preparation for a kitchen, a bedroom, a bathroom, and a foyer. Adjacent to the living room and bedroom is a **balcony facing northeast towards the forest**, guarantees morning sunlight.

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 m², balcony 11.36 m², cellar 6.35 m².  
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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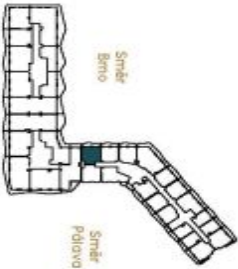
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1.4.02	
4. NP   2 + KK	
3rd floor 1 bdrm	
1	Předstíh s pračkou Hallway with washing machine
2	Koupelna + WC Bedroom + WC
3	Obývací pokoj + KK Living room + kitchen
4	Ložnice Bedroom
Užitná plocha Usable area	
Podlahová plocha Floor area	
Balkón Balcony	
Celková plocha Total area	
7,96 m²	
5,44 m²	
25,86 m²	
13,16 m²	
52,42 m²	
57,65 m²	
11,36 m²	
69,00 m²	

EXKLUZIVNÍ ZASTOUPENÍ

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Poznámka: Některé jednotlivé prvky (například vybavení, nábytek, vybavení) jsou elektricky připojeny a mají vlastní zásuvky. Pro každý jednotlivý prvok (například, nábytek) jsou poskytnuty ve standardní provedení. (Není-li připojeno, není to součástí nabídky. Připojení k elektrické síti není součástí nabídky.)

Note: The area of the individual rooms are only indicative. The furniture, kitchen, electrical appliances, etc.) are not included. The delivery, design specifications, final surface, and equipment are specified in the standards of completion, which is part of the order form to the future purchase contract. Appropriate grass dimension listed in mm (industry without painting).

NOVÁ MYSLIVNA