



## Apartment Two-bedroom (3+kk)

€ 1 001 376 | CZK 25 154 574

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





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Total area	124 m <sup>2</sup>
Floor area*	103 m <sup>2</sup>
Balcony	21 m <sup>2</sup>
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	5 m <sup>2</sup>
PENB	B
Reference number	106654

**This premium bright and spacious apartment with a large 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 apartment consists of a living room with a preparation for a kitchen, a master bedroom, another bedroom, a central bathroom, a separate toilet, **2 walk-in wardrobes**, and a foyer. All rooms have access to the **balcony with beautiful views**.

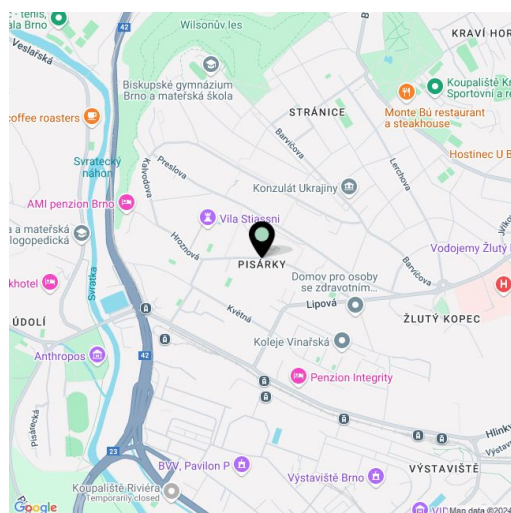
The high-standard facilities include **wooden floors made of oiled oak**, 2.1 m high rebateless doors, aluminum windows with insulating triple glazing and electrically controlled **exterior blinds**, premium **kitchen fully equipped with appliances**, large-format ceramic floor and wall tiles, brand-name 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 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 102.99 m<sup>2</sup>, balcony 20.69 m<sup>2</sup>, cellar 5.45 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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## 2.4.11

4. NP | 3 + KK  
3rd floor | 2 bdr/m

1	Předsiň Hallway	16,58 m <sup>2</sup>
2	Šatna Dressing room	4,33 m <sup>2</sup>
3	WC WC	2,04 m <sup>2</sup>
4	Koupelna + WC Bathroom + WC	5,59 m <sup>2</sup>
5	Šatna Dressing room	2,80 m <sup>2</sup>
6	Ložnice Bedroom	14,29 m <sup>2</sup>
7	Pokoj Room	14,13 m <sup>2</sup>
8	Obývací pokoj + KK Living room + kitchen	32,94 m <sup>2</sup>
	Užitná plocha Usable area	92,70 m <sup>2</sup>
	Podlahová plocha Floor area	102,99 m <sup>2</sup>
	Balkón Balcony	20,69 m <sup>2</sup>
	Celková plocha Total area	123,68 m <sup>2</sup>

EXKLUZIVNÍ ZASTOUPENÍ

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INTERNATIONAL REAL ESTATE



NOVÁ MYSLIVNA

Pozemní plocha pozemky, jednotlivých místností (pouze vnitřní), vybavení (sazbačky, plynová kotelna, lednička, myčka, elektrická spotřebiče, atd.) není součástí cenového. Dostupné vybavení (spotřebiče, nábytek, atd.) není součástí cenového. Vybavení je uvedeno v seznamu vybavení (viz příloha).  
Směrnice o bezpečnosti emisí: Číslo směrnice: 2013/24/EU, ze dne 23. června 2013 (kromě jiného zabraňuje emisím).

Note: The area of the individual rooms are only indicative. The fixtures (furniture, kitchen, electrical appliances, etc.) are not included. The delivery, design specifications, floor surfaces, and equipment are specified in the standard completion, which is part of the addendum to the future purchase contract. Appropriate gradation is listed in plan (furniture, without painting).