



Apartment Two-bedroom (3+kk)

€ 1 179 296 | CZK 29 641 607

116.72 m², Brno-město, Pisárky, Nad Pisárkami





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Total area	148 m ²
Floor area*	117 m ²
Balcony	31 m ²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	8 m ²
PENB	B
Reference number	106662

This new air-conditioned apartment with a spacious balcony and pleasant green views is located on the 1st floor of the Nová Myslivna project. This premium residence with a wellness and fitness zone, a reception, and a courtyard garden allows you to live in the middle of nature while being close to complete urban amenities.

The practical layout consists of a living room with a kitchen, a master bedroom, another bedroom, a bathroom, a separate toilet, a **walk-in wardrobe**, a hall, and a foyer. All rooms have access to the **large balcony**.

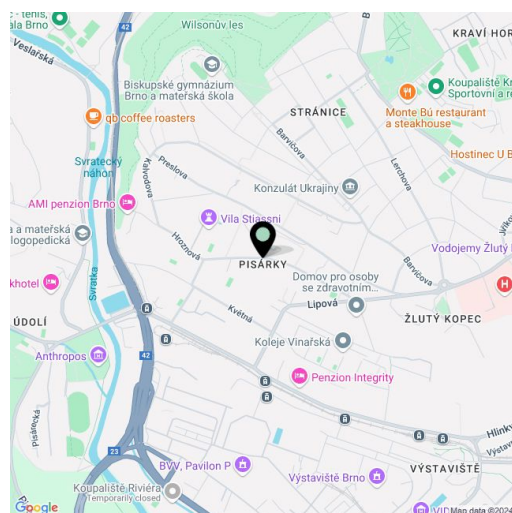
The **high-standard facilities** include **wooden floors made of oiled oak**, 2.1 m high rebateless doors, aluminum windows with insulating **triple glazing** and electrically controlled **exterior blinds**, a premium **kitchen fully equipped with appliances**, large-format ceramic floor and wall tiles, brand-name sanitary ware and faucets, and a **smart home system** controlling, among other things, cooling, and underfloor heating. The purchase price includes a **cellar storage cubicle**. It is possible to purchase an additional **garage space**. The building uses 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 views of the city and the **wine-growing Pálava region**, 50 kilometers away, is directly in the building. There will be a bus stop not far from the residence, and the **city center** or **Campus Square shopping center** is about 15 minutes away by car or bus.

Floor area 116.72 m², balcony 31.23 m², cellar 7.93 m².

Expected completion date is summer 2026.

For more information, please visit the project website 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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2.2.16	
2. NP 3 + KK	
1st floor	2 bdrm
1 Předstřih Hallway	7,60 m ²
2 WC	1,57 m ²
3 Obývací pokoj + KK Living room + kitchen	48,22 m ²
4 Chodba Hall	2,60 m ²
5 Pokoj Room	14,76 m ²
6 Komora Closet	3,16 m ²
7 Koupelna + WC Bathroom + WC	7,91 m ²
8 Ložnice Bedroom	12,85 m ²
9 Šatna Dressing room	7,94 m ²
Užitná plocha Usable area	106,61 m²
Podlahová plocha Floor area	116,72 m²
Balkón Balcony	31,23 m²
Celková plocha Total area	147,95 m²

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Popis: Byt je orientován na jih, má výhled na park, zahradu a zelenou. Vybavení je moderní a praktické. Vybavení zahrnuje: kuchyň, obývací pokoj, ložnici, koupelnu, WC, šatnu a balkon. Byt je vhodný pro rodinu nebo jako investiční nemovitost. Pro více informací kontaktujte makléře. Cena je včetně DPH. Provozovatel: Svoboda & Williams s.r.o. | Christie's International Real Estate. Poznámka: Tento plán je pouze orientační a nemusí přesně odpovídat skutečnému stavu. Pro přesné měření a specifikace, prosím obraťte se na makléře.

