



## Apartment One-bedroom (2+kk)

€ 626 345 | CZK 15 718 126

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







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Total area	77 m <sup>2</sup>
Floor area*	62 m <sup>2</sup>
Balcony	14 m <sup>2</sup>
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	7 m <sup>2</sup>
PENB	B
Reference number	106667

**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.**

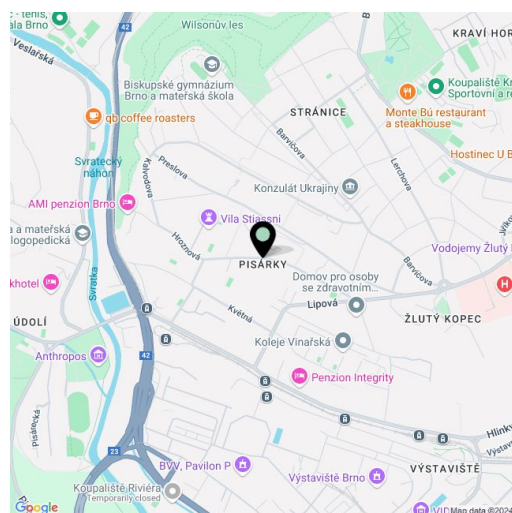
The layout of the 3rd floor apartment consists of a living room with a preparation for a kitchen, a bedroom, a bathroom, and a foyer. All rooms have access to the **balcony with beautiful views**.

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**, 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 62.34 m<sup>2</sup>, balcony 14.19 m<sup>2</sup>, cellar 6.58 m<sup>2</sup>.

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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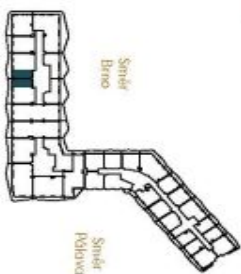
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<b>2.4.06</b>	
<b>4. NP   2 + kk</b>	
3rd floor	1 bdrm
<b>1</b>	<b>Předstíh</b> Hallway
<b>2</b>	<b>Koupelna + WC</b> Bedroom + WC
<b>3</b>	<b>Ložnice</b> Bedroom
<b>4</b>	<b>Obývací pokoj + KK</b> Living room + kitchen
<b>Užitná plocha</b> Usable area	<b>8.28 m<sup>2</sup></b>
<b>Podlahová plocha</b> Floor area	<b>4.13 m<sup>2</sup></b>
<b>Balkón</b> Balcony	<b>14.08 m<sup>2</sup></b>
<b>Celková plocha</b> Total area	<b>30.21 m<sup>2</sup></b>
	<b>56.70 m<sup>2</sup></b>
	<b>62.34 m<sup>2</sup></b>
	<b>76.53 m<sup>2</sup></b>

EXKLUZIVNÍ ZASTOUPENÍ

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NOVÁ MYSLIVNA

Pozemky jsou v držení majitele. Všechny služby a vybavení jsou poskytnuty v rámci standardní vybavenosti a není poskytnut žádný speciální servis. Pro více informací o vybavení a službách, které jsou poskytnuty, kontaktujte svého zástupce. Důležitým informacím je, že tato nabídka je platná pouze pro jednotlivé místnosti. Důležitým informacím je, že tato nabídka je platná pouze pro jednotlivé místnosti. Důležitým informacím je, že tato nabídka je platná pouze pro jednotlivé místnosti.

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

