



## Apartment Two-bedroom (3+kk)

€ 815 818 | CZK 20 020 165

94.09 m², Brno-město, Pisárky, Nad Pisárkami



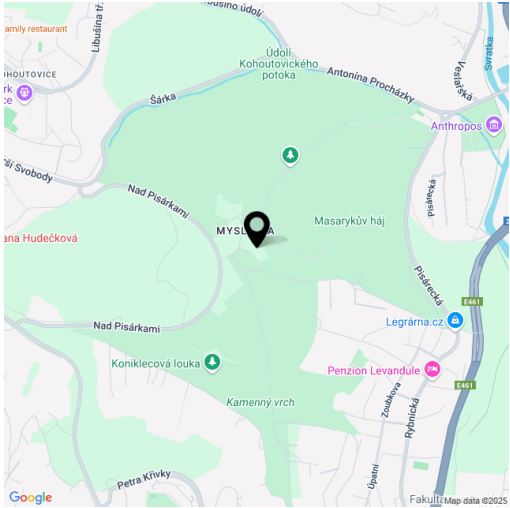


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Total area	94 m²
Front garden	47 m²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	106630



\* 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.

This new air-conditioned apartment with a balcony and pleasant green views is located on the 2nd 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, 2 bedrooms, a bathroom (with a WC), a separate toilet, a **walk-in wardrobe**, a hall and a foyer. All rooms have access to the **east-facing front garden**.

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 or outdoor parking 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 94.09.43 m², front garden 47.07 m².

Excepted completion date is 4Q 2026.





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2.1.05	
1. NP   3 + kk ground fl. 2 bdr m	
1 Předšlň Hallway	11,19 m²
2 WC	1,34 m²
3 Pokoj Room	14,71 m²
4 Obývací pokoj + KK Living room + Kitchen	34,71 m²
5 Chodba Hall	2,57 m²
6 Koupelna + WC Bathroom + WC	5,99 m²
7 Šatna Dressing room	2,01 m²
8 Ložnice Bedroom	12,55 m²
Úžitná plocha Usable area	
Podlahová plocha Floor area	
Předzahrádka Front garden	
Celková plocha Total area	
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