svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

Apartment One-bedroom (2+kk)

€ 601 908 | CZK 14 825 000

62.13 m², Brno-město, Pisárky, Nad Pisárkami

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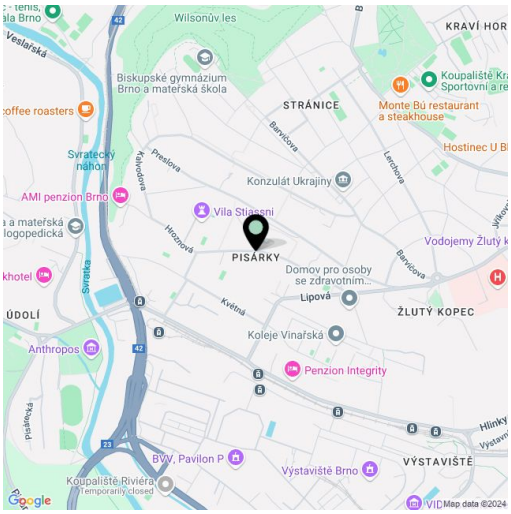
Total area	62 m²
Front garden	33 m²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	2 m²
PENB	B
Reference number	106633



* 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 housing unit with a front garden and pleasant green views is located on the ground 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 bedroom, a bathroom, a separate toilet, and an entrance hall. Both rooms have access to **the 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 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 62.13 m², front garden 32.66 m², cellar 1.60 m².
Subject to special legal conditions.

Excepted completion date is 4Q 2026.

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2.1.09

1. NP | 2 + kk
ground fl. 1 bdrm

1	Předsíň Hallway	6,12 m²
2	Obývací pokoj + KK Living room + kitchen	29,43 m²
3	Ložnice Bedroom	13,85 m²
4	Koupelna Bathroom	5,20 m²
5	WC WC	1,78 m²
	Užitná plocha Usable area	56,38 m²
	Podlahová plocha Floor area	62,13 m²
	Předzahrádka Front garden	32,66 m²
	Celková plocha Total area	94,79 m²

EXKLUZIVNÍ ZASTOUPENÍ
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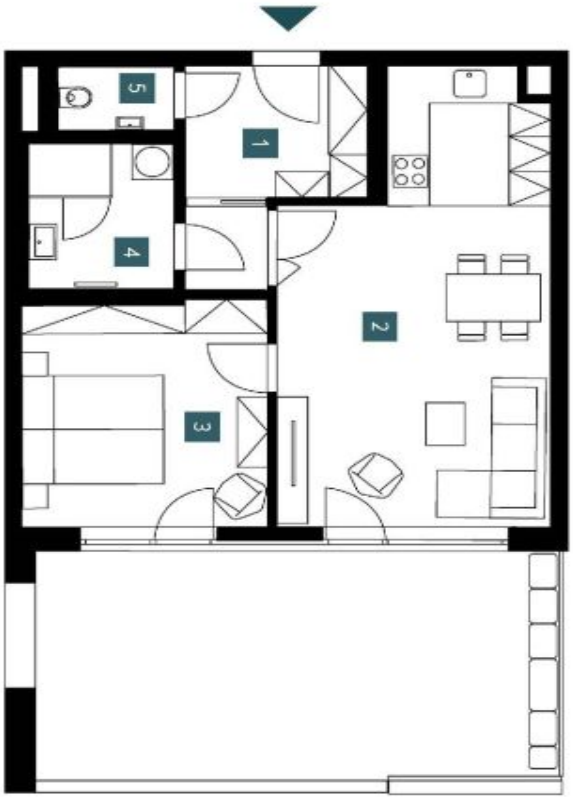

0 1 m 2 m 5 m

Poznámka: Plochy jednotlivých místností jsou pouze orientační. Vyobrazení a zařízení v půdorysu (nábytek, kuchyňská linka, elektrické spotřebiče, atd.) není součástí dodávky. Rozsah dodávky, specifikace a vybavení jsou specifikovány ve standardním provedení, které je přílohou smlouvy o budoucí kupní smlouvě. Orientačního charakteru rozměrové kóty v mm (dokončeno na zdivo bez omítky).

Note: The areas of the individual rooms are only indicative. The facilities pictured in the floor plan (furniture, kitchen, electrical appliances, etc.) are not included. The delivery, design specifications, final surfaces, and equipment are specified in the standard of completion, which is part of the addendum to the future purchase contract. Appropriate gross dimensions listed in mm (masonry without plastering).

NOVÁ MYSLIVNA

INFINITY ESTATE