svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

Apartment One-bedroom (2+kk)

€ 674 066 | CZK 16 504 504

76.95 m², Brno-město, Pisárky, Nad Pisárkami

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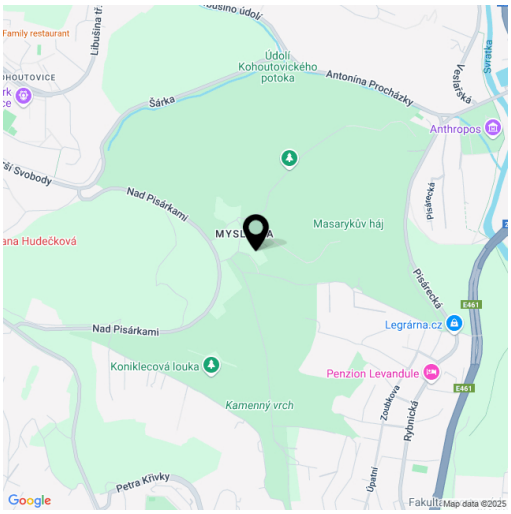
Total area	77 m²
Front garden	25 m²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	5 m²
PENB	B
Reference number	106640



* 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 premium bright and spacious apartment with a front garden 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 bedroom, a bathroom, a separate toilet, 2 **walk-in wardrobes**, and a foyer. All 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 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 g**reenery 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, C**ampus Square shopping center** is about 5 minutes away by car or bus.

Floor area 76.95 m², front garden 24.56 m², cellar 5.45 m².

Excepted completion date is 4Q 2026.

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2.1.04

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

1	Předsíň Hallway	5,47 m²
2	Šatna Dressing room	6,23 m²
3	WC WC	1,26 m²
4	Chodba Hall	4,21 m²
5	Koupelna Bathroom	4,35 m²
6	Ložnice Bedroom	13,68 m²
7	Obývací pokoj + KK Living room + kitchen	30,65 m²
8	Šatna Dressing room	3,45 m²
	Užitná plocha Usable area	69,30 m²
	Podlahová plocha Floor area	76,95 m²
	Předzahrádka Front garden	24,56 m²
	Celková plocha Total area	101,51 m²

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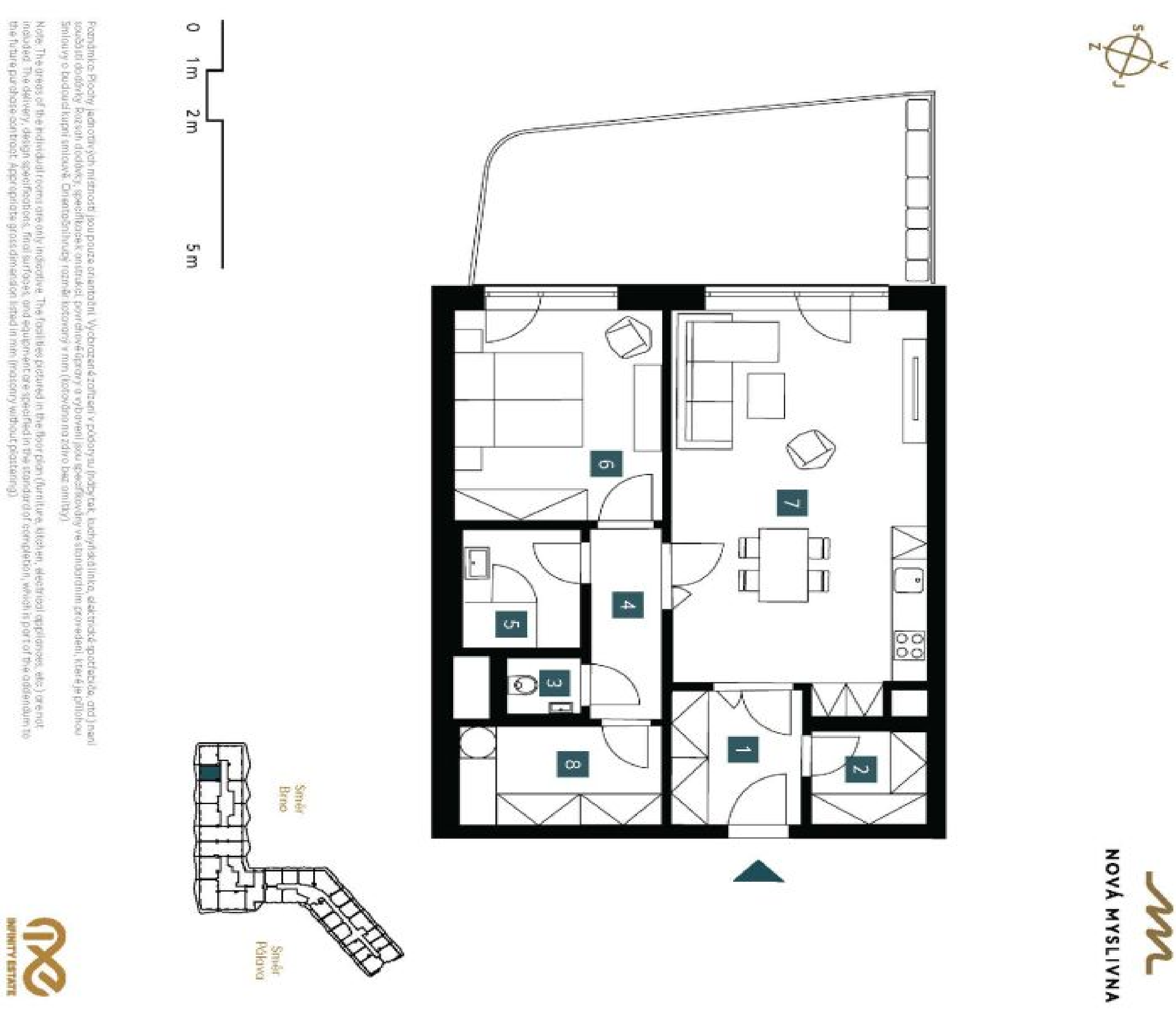

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