



## Apartment Two-bedroom (3+kk)

€ 934 450 | CZK 23 038 866

98.37 m², Brno-město, Pisárky, Nad Pisárkami







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Total area	119 m²
Floor area*	98 m²
Balcony	21 m²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	5 m²
PENB	B
Reference number	106643

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.

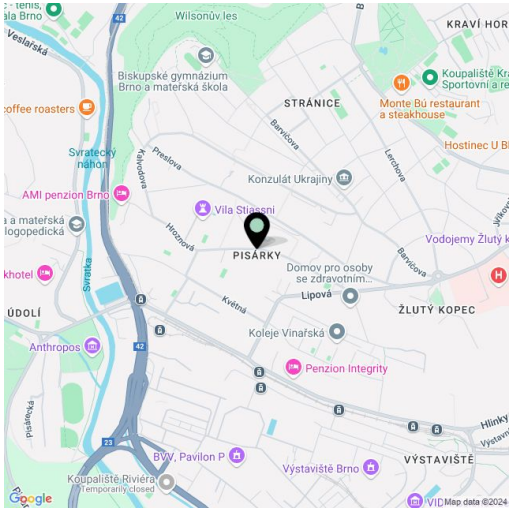
The layout of the apartment consists of a living room with a preparation for a kitchen, a master bedroom, another bedroom, a central bathroom, a separate toilet, a walk-in wardrobe, a hall, and a foyer. All rooms have access to the balcony with beautiful views.

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 98.37 m², balcony 20.88 m², cellar 5.46 m².

Excepted completion date is 4Q 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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2.3.06		
3. NP   3 + Kk		
2nd floor 2 bdr m		
1	Předsiň Hallway	6,36 m²
2	WC WC	2,14 m²
3	Chodba Hall	6,18 m²
4	Šatna Dressing room	2,24 m²
5	Koupelna + WC Bathroom + WC	6,16 m²
6	Ložnice Bedroom	14,07 m²
7	Pokoj Room	14,33 m²
8	Obývací pokoj + Kk Living room + kitchen	37,61 m²
Úžitná plocha Usable area		
Podlahová plocha Floor area		
Balkón Balcony		
Celková plocha Total area		
119,25 m²		
EXKLUZIVNÍ ZASTOUPENÍ		
svoboda&williams   CHRISTIE'S		
INTERNATIONAL REAL ESTATE		

