



Apartment One-bedroom (2+kk)

€ 681 450 | CZK 16 780 710

69.52 m², Brno-město, Pisárky, Nad Pisárkami





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Total area	85 m²
Floor area*	70 m²
Balcony	15 m²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	6 m²
PENB	B
Reference number	106644

This new air-conditioned apartment with a balcony, offering views of the surrounding greenery, is located on the 2nd floor of the premium Nová Myslivna residence, which is currently being built in a completely quiet area in the middle of a forest park and at the same time just a few minutes' drive from the center of Brno. In addition to comfortable high-standard living, the residence will also offer its residents an underground garage, wellness, fitness, reception, or a garden in the courtyard.

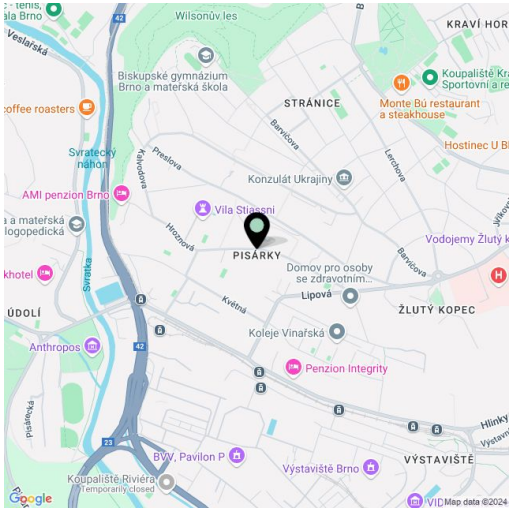
The practical layout of the apartment consists of a living room with a kitchen, a bedroom, a bathroom (with a shower and toilet), a walk-in wardrobe/closet, and a hall. Both rooms lead to a southwest-facing balcony.

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, 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 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 a park arrangement that will naturally connect to the surrounding forest park. A restaurant will operate directly in the building with impressive views of the city and the wine paradise of Pálava, 50 kilometers away. 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 69.52 m², balcony 15.26 m², cellar 6.20 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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2.2.11	
3. NP 2 + Kk	
2nd floor	1 bedm
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1	Předsíň Hallway
7,61 m ²	
2	Šatna Dressing room
3,36 m ²	
3	WC WC
2,36 m ²	
4	Koupelna Bathroom
4,49 m ²	
5	Obyvací pokoj + Kk Living room + Kitchen
31,81 m ²	
6	Ložnice Bedroom
13,97 m ²	
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Užitná plocha Usable area	
63,60 m ²	
Podlahová plocha Floor area	
69,52 m ²	
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Balkón Balcony	15,26 m ²
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Celková plocha Total area	84,78 m ²

EXKLUZIVNI ZASTOUPENÍ

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