



## Apartment Studio (1+kk)

€ 321 436 | CZK 7 924 995

36.65 m², Brno-město, Pisárky, Nad Pisárkami





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Total area	45 m²
Floor area*	37 m²
Balcony	8 m²
Parking	Possibility to purchase a parking space
Cellar	-
PENB	B
Reference number	106647

This studio air-conditioned unit with a balcony and pleasant views of a mature forest is located on the 1st floor of the Nová Myslivna residential project. The premium project, which will bring a completely different style of living to Brno, will be built in a quiet place by the forest park in the Masaryk Grove. The residence will include a wellness and fitness zone, a reception, or a garden in the courtyard.

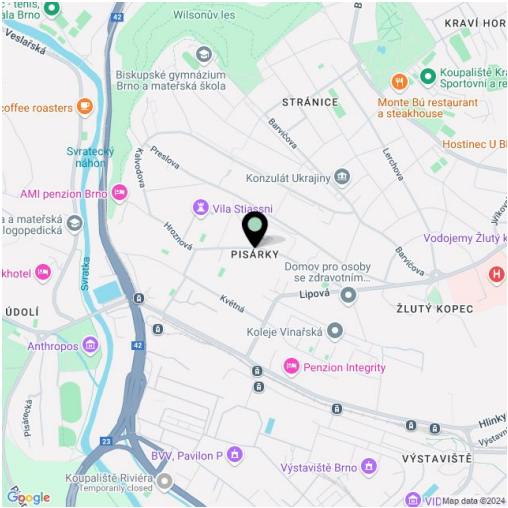
The floor area of the unit will consist of a living room with a kitchen, a bathroom (with a shower and toilet), and an entrance hall. Adjacent to the living room is a **balcony** facing northeast towards the **forest**, guarantees morning sunlight.

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 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 **impressive 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 36.65 m², balcony 7.89 m².  
Subject to special legal conditions.

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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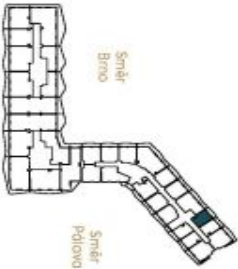
1.2.09	
2. NP   1 + Kk	
1st floor studio	
1	3.82 m²
Předsiň	
Hallway	
2	4.93 m²
Koupelna + WC	
Bedroom + WC	
3	24.28 m²
Obývací pokoj + Kk	
Living room + kitchen	
Užitná plocha	
Usable area	33.03 m²
Podlahová plocha	
Floor area	36.65 m²
Balkón	
Balcony	7.89 m²
Celková plocha	
Total area	44.50 m²

EXKLUZIVNÍ ZASTOUPENÍ

svoboda&williams | CHRISTIE'S  
INTERNATIONAL REAL ESTATE



NOVÁ MYSLIVNA



Poskytnuté plochy jednotlivých místností jsou pouze orientační. Vybavení zařízení, příslušenství, kuchyňská linka, elektrická aparatura, atd.) není součástí dodání. Brno: předání v souladu se specifikací v kontraktu. Bratislava: předání v souladu se specifikací v kontraktu. Všechny rozměry jsou v mm (okruženo na jedno bez číselky). Smlouvy o budoucí kupní lišence. Orientace (hlavy) rovníků odpovídá v mm (okruženo na jedno bez číselky).

Note: The area 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 specification, floor surfaces, and equipment are specified in the standard of completion, which is part of the addendum to the future purchase contract. Appropriately given dimension listed in mm (rounded without a decimal).

Developer  
INFINITY ESTATE