



Apartment One-bedroom (2+kk)

€ 554 969 | CZK 13 682 753

61.51 m², Brno-město, Pisárky, Nad Pisárkami





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Total area	76 m²
Floor area*	62 m²
Balcony	14 m²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	2 m²
PENB	B
Reference number	106648

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.

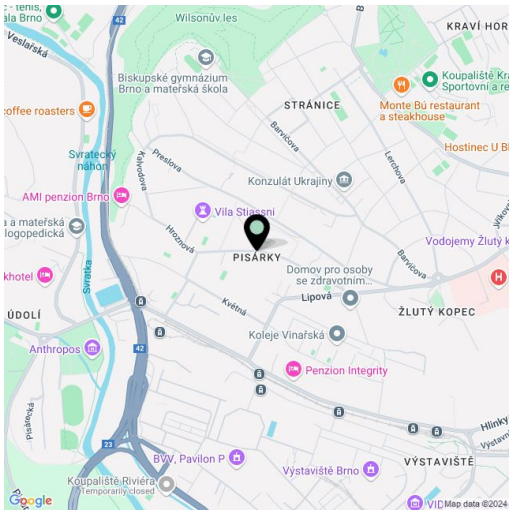
The layout of the apartment consists of a living room with a preparation for a kitchen, a bedroom, a bathroom, and a foyer. All rooms have access to the balcony with beautiful views.

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 61.51 m², balcony 14.19 m², cellar 1.69 m².

Expected completion date is Q4 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.

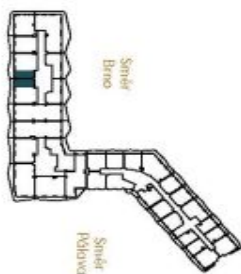
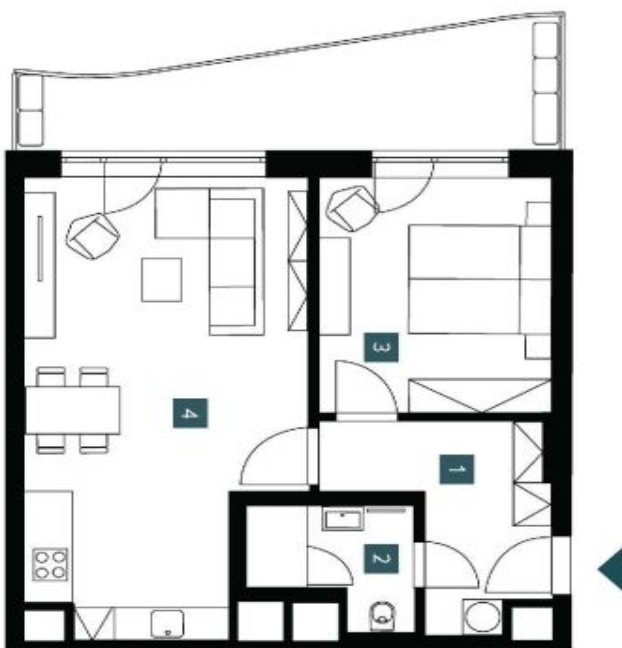
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2.2.207	
2. NP 2 + Kk	
1st floor	1 bdm
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1 Předstř. s pračkou Hallway with washing machine	8,13 m ²
2 Koupelna + WC Bathroom + WC	4,16 m ²
3 Ložnice Bedroom	13,79 m ²
4 Obývací pokoj + KK Living room + Kitchen	29,64 m ²
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Užitná plocha Usable area	55,72 m ²
Podlahová plocha Floor area	61,51 m ²
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Balkón Balcony	14,19 m ²
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Celková plocha Total area	75,70 m ²

EXKLUZIVNI ZASTOUPENÍ

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NOVÁ MYSLIVNÁ

Note: The status of a material from one to the other (i.e., from a liquid, solid, electrical conductor, etc.) is not provided. The delivery, design, specifications, and dimensions are specified in the product of specification, which is part of the order form to the manufacturer. Appropriate grades and sizes of materials are indicated in parentheses.

