



Apartment One-bedroom (2+kk)

€ 429 980 | CZK 10 601 160

48.41 m², Brno-město, Pisárky, Nad Pisárkami



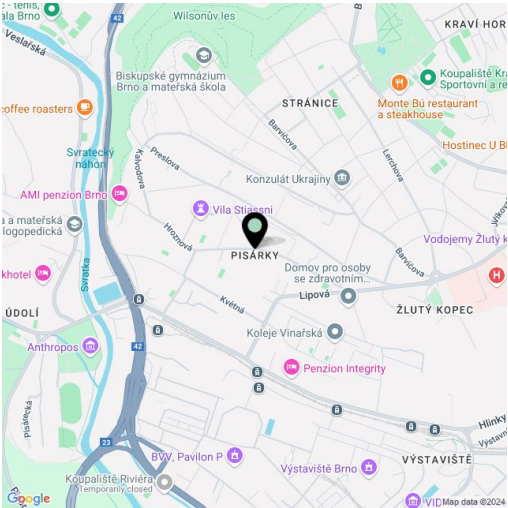


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Total area	58 m²
Floor area*	48 m²
Balcony	10 m²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	-
PENB	B
Reference number	106650



* 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 2nd floor housing unit with a balcony is part of the premium Nová Myslivna residential project, set in the forest park above the Pisárky Valley. Its high standards and and hassle-free parking will contribute to comfortable living, as will its wide range of services for residents: a reception, a relaxation area with a swimming pool, saunas and a fitness zone, as well as a rooftop restaurant with impressive views.

The layout consists of a living room with an adjoining kitchen, a bedroom, a bathroom (with a shower and toilet), a pantry, and an entrance hall. Adjacent to the living room and bedroom is a southeast-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, 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. It is possible to purchase a garage space. The building uses sustainable technologies to reduce energy consumption (heat pumps, photovoltaic panels). Other benefits include an elevator, 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. 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 48.41 m², balcony 9.95 m².
Subject to special legal conditions.

Excepted completion date is 4Q 2026.



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1.3.07		
3. NP 2 + Kk		
2nd floor 1 bdr		
1	Předstíh s pračkou Hallway with washing machine	4,61 m²
2	Obývací pokoj + Kk Living room + kitchen	21,26 m²
3	Ložnice Bedroom	13,58 m²
4	Koupelna + WC Bathroom + WC	4,07 m²
Úžitná plocha Usable area		43,52 m²
Podlahová plocha Floor area		48,41 m²
Balkón Balcony		9,95 m²
Celková plocha Total area		58,40 m²

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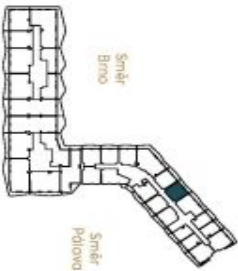
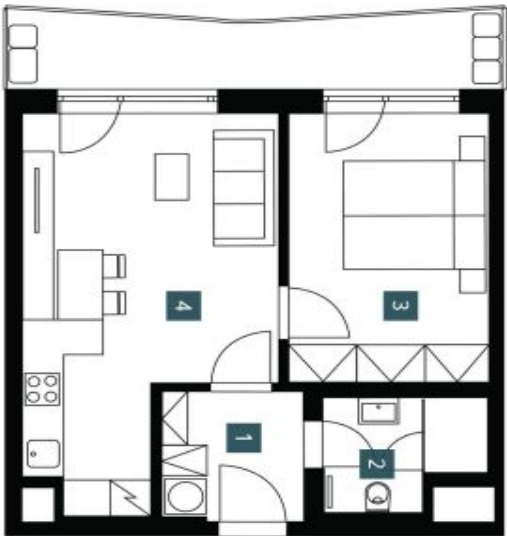
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NOVÁ MYSLIVNA



Posuzujeme všechny jednotlivé místnosti jako pouze orientační. Vybavení zařízení (nábytek, kuchyňská linka, elektrická aparatura, atd.) neníčástí této nabídky. Brno-město, Pisárky, Nad Pisárkami. Orientace: Sever. Všechny rozměry jsou v mm (okrouženo na jedno desetinné místo). Smlouva o budoucí nájemní smlouvě. Orientace: Sever. Všechny rozměry jsou v mm (okrouženo na jedno desetinné místo).
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 finishes, 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
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