



## Apartment One-bedroom (2+kk)

€ 600 698 | CZK 14 810 205

63.46 m², Brno-město, Pisárky, Nad Pisárkami





# Apartment One-bedroom (2+kk)

€ 600 698 | CZK 14 810 205

63.46 m², Brno-město, Pisárky, Nad Pisárkami

Total area	78 m²
Floor area*	63 m²
Balcony	15 m²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	2 m²
PENB	B
Reference number	106651

This southwest-facing apartment with a balcony and views of the treetops and the Pálava wine-growing region is located on the 2nd floor of the premium Nová Myslivna residence. This new building will become part of the forest park above Pisárky Valley, and the center of Brno will be only a few minutes' drive away. The residential project will offer its residents comfortable high-standard living, parking, a reception, a wellness and fitness zone, and a garden in the courtyard.

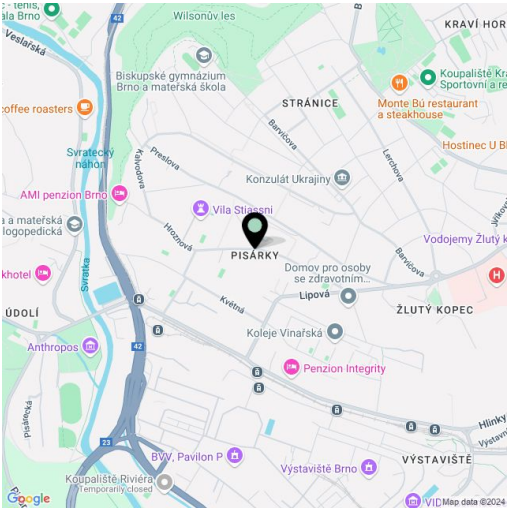
The layout consists of a living room with an adjoining kitchen, a bedroom, a bathroom (with a shower and toilet), and an entrance hall. All rooms have access to the **balcony with beautiful views**.

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 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 63.46 m², balcony 14.70 m², cellar 1.50 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.

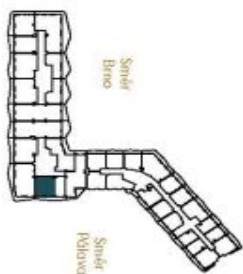
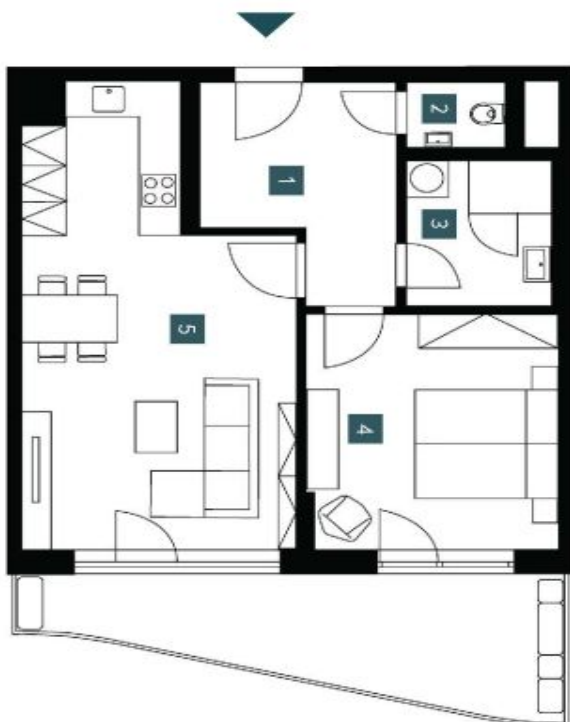
**€ 600 698 | CZK 14 810 205**

63.46 m², Brno-město, Pisárky, Nad Pisárkami

2.315	
3. NP   2 + Kk	
2nd floor	1 bedm
1	Předsíň
	Hallway
2	WC
	WC
3	Koupelna
	Bathroom
4	Ložnice
	Bedroom
5	Obývací pokoj + Kk
	Livingroom + kitchen
Užitná plocha	
	Usable area
Podlahová plocha	
	Floor area
Balkón	
	Balcony
Celková plocha	
	Total area
57,55 m²	
63,46 m²	
14,70 m²	
78,16 m²	

EXKLUZIVNI ZASTOUPENÍ

svobodafwilliams | CHRISTIE'S  
INTERNATIONAL REAL ESTATE



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 completion, which is part of the order form to the manufacturer. Appropriate grades and sizes of materials are indicated in parentheses.