



Apartment One-bedroom (2+kk)

€ 552 583 | CZK 13 610 131

57.65 m², Brno-město, Pisárky, Nad Pisárkami





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Total area	69 m²
Floor area*	58 m²
Balcony	11 m²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	6 m²
PENB	B
Reference number	106652

This premium bright and spacious housing unit with a 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.

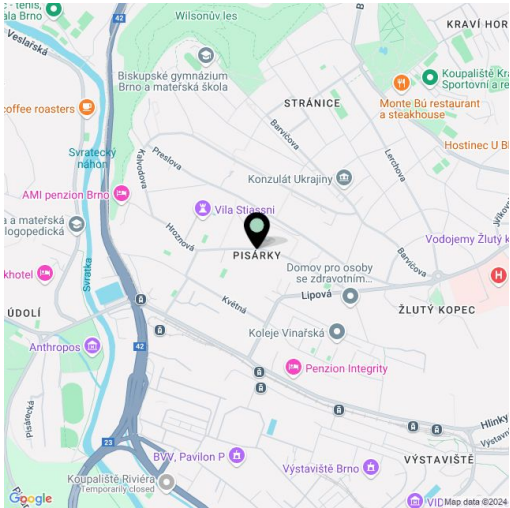
The layout of the unit consists of a living room with a preparation for a kitchen, a bedroom, a bathroom, and a foyer. Adjacent to the living room and bedroom is a balcony facing northeast towards the forest, guarantees morning sunlight.

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 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 57.65 m², balcony 11.36 m², cellar 6.35 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.

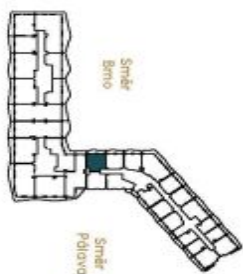
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1. NP 2 + Kk	
3rd floor	1 badm
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1	Předsiň s pračkou Hallway with washing machine
2	Koupelna + WC Bathroom + WC
3	Obyvatel pokoj + Kk Living room + kitchen
4	Ložnice Bedroom
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Užitná plocha Usable area	
	52,42 m²
Podlahová plocha Floor area	
	57,65 m²
<hr/>	
Balkón Balcony	11,36 m²
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Celková plocha Total area	69,00 m²

EXKLUZIVNI ZASTOUPENÍ

svoboda&williams | CHRISTIE'S
ARTWORKS, 2014, 1200



NOVÁ MYSLIVNA

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Developer
INFINITY ESTATES