



Apartment Studio (1+kk)

€ 344 921 | CZK 8 507 470

36.56 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	106653

This studio air-conditioned unit with a balcony and pleasant views of a mature forest is located on the 3rd 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.

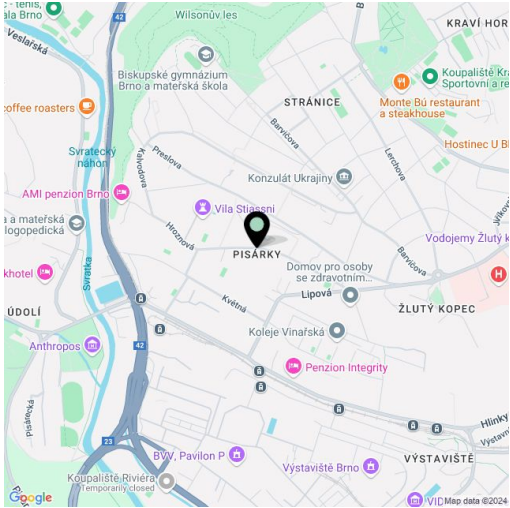
The floor area of the unit will consist of a living room with a kitchen, a bathroom (with a shower and toilet), and an entrance hall. Adjacent to the living room is a southeast-oriented balcony.

The high-standard facilities include wooden floors made of oiled oak, 2.1 m high rebatable 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 36.56 m², balcony 8.23 m².
Subject to special legal conditions.

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.

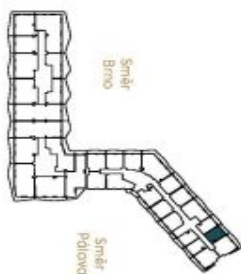
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1.4.10	
4. NP 1 + Kk	
3rd floor studio	
1 Předsiň Hallway	3,82 m ²
2 Koupelna + WC Bathroom + WC	4,94 m ²
3 Obývací pokoj + Kk Living room + Kitchen	24,21 m ²
Užitná plocha Usable area	32,97 m ²
Podlahová plocha Floor area	36,56 m ²
Balkón Balcony	8,23 m ²
Celková plocha Total area	44,80 m ²

EXKLUZIVNÍ ZASTOUPENÍ

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NOVÁ MYSLIVNÁ

Note: The areas 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, specifications, and the materials and equipment are specified in the attached of completion which is part of the submission to the Value purchase contract. Appropriate glass dimension (total) in mm (money without VAT).

Developer
INFINITY ESTATE