



Apartment Two-bedroom (3+kk)

€ 1 021 091 | CZK 25 154 574

102.99 m², Brno-město, Pisárky, Nad Pisárkami





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Total area	124 m²
Floor area*	103 m²
Balcony	21 m²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	5 m²
PENB	B
Reference number	106654

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.

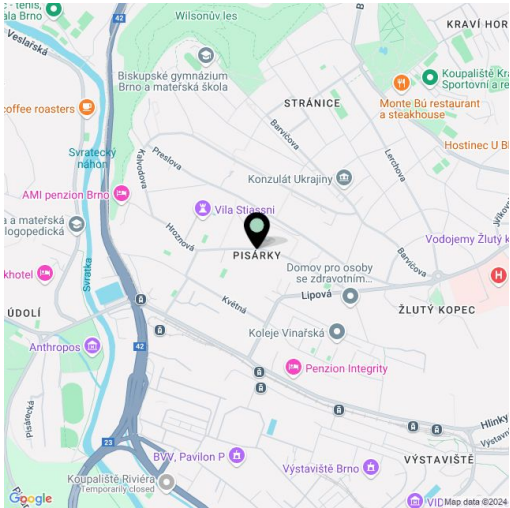
The layout of the apartment consists of a living room with a preparation for a kitchen, a master bedroom, another bedroom, a central bathroom, a separate toilet, **2 walk-in wardrobes**, and a foyer. All rooms have access to the **balcony with beautiful views**.

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**, 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 102.99 m², balcony 20.69 m², cellar 5.45 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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2.4.11	
4. NP 3 + kk	
3rd floor 2 bdr m	
1	Předsíň
2	Šatna
3	WC
4	Koupelna + WC
5	Šatna
6	Ložnice
7	Pokoj
8	Obývací pokoj + KK
Užitná plocha	
Podlahová plocha	
Floor area	
Balcón	
Balcony	
Celková plocha	
Total area	
EXKLUZIVNÍ ZASTOUPENÍ	
svoboda&williams CHRISTIE'S	
INTERNATIONAL REAL ESTATE	
16,58 m²	
4,33 m²	
2,04 m²	
5,59 m²	
2,80 m²	
14,29 m²	
14,13 m²	
32,94 m²	
92,70 m²	
102,99 m²	
20,69 m²	
123,68 m²	

