



Apartment One-bedroom (2+kk)

€ 412 445 | CZK 10 098 725

48.39 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
Cellar	-
PENB	B
Reference number	106659

This southwest-facing, air-conditioned housing unit is located on the 1st floor of the Nová Myslivna residential project. This premium project with a wellness and fitness zone, a reception, and a garden in the courtyard offers a completely new style of living that contributes to the harmony of both body and soul. Adding to all its advantages is the location in a quiet place in the middle of the Masaryk Grove forest park.

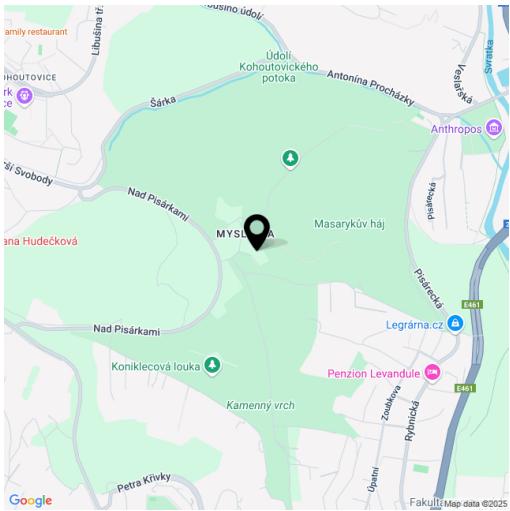
The floor area of the unit will consist of a living room with a kitchen, a bathroom (with a shower and toilet), and an entrance hall. Both rooms provide access to a sunny balcony with views of the Pálava landscape.

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 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 park landscaping, which will naturally connect to the surrounding forest, inviting for walks and bike trips. A restaurant with impressive views of the city and the 50-kilometer wine paradise of Pálava will operate directly in the building. A short distance from the residence there will be a bus stop with fast connections to the city center, about 15 minutes by car or bus to Campus Square shopping center and 15 minutes to the city center.

Floor area 48.39 m², balcony 9.73 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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1.2.16

2.NP | 2+kK

1st floor 1 bdrm

1	Předstín s pračkou Hallway with washing machine	4,59 m²
2	Koupelna + WC Bathroom + WC	4,12 m²
3	Ložnice Bedroom	13,60 m²
4	Obývací pokoj + KK Living room + kitchen	21,17 m²

Užitná plocha
Usable area

43,48 m²

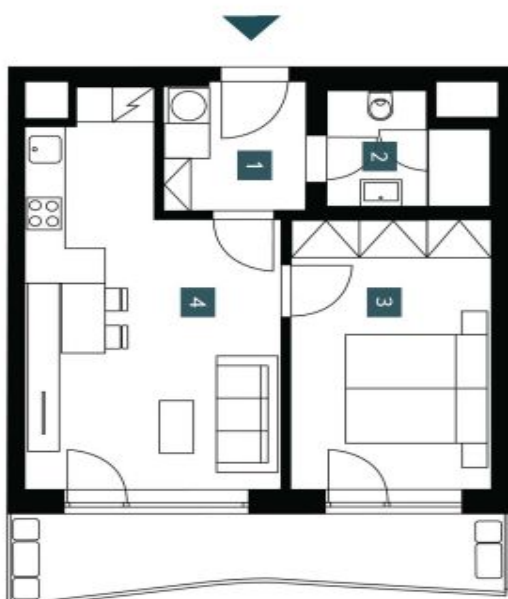
Podlahová plocha	48,39 m ²
Floor area	

Balkón	9,73 m²
Balcony	

Cellková plocha
Total area 58,10 m²

EXKLUZIVNÍ ZASTOUPENÍ

svobodafwilliams | CHRISTIE'S
PETERBOROUGH, U.K. | 1771



NOVÁ MYSLIVNA

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 (padding).

Developer
INFINITY ESTATE