



Apartment Two-bedroom (3+kk)

€ 606 521 | CZK 14 953 787

65.29 m², Brno-město, Pisárky, Nad Pisárkami





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Total area	81 m²
Floor area*	65 m²
Balcony	16 m²
Parking	Possibility to purchase a parking space
Cellar	3 m²
PENB	B
Reference number	106665

Housing unit with a balcony in the premium Nová Myslivna residence. This perfectly quiet place is located in the middle of a forest park and at the same time only a few minutes' drive from the center of Brno. The residential project will offer residents comfortable high-standard living, a reception, parking in the underground garage, and access to a wellness and fitness zone or the garden in the courtyard.

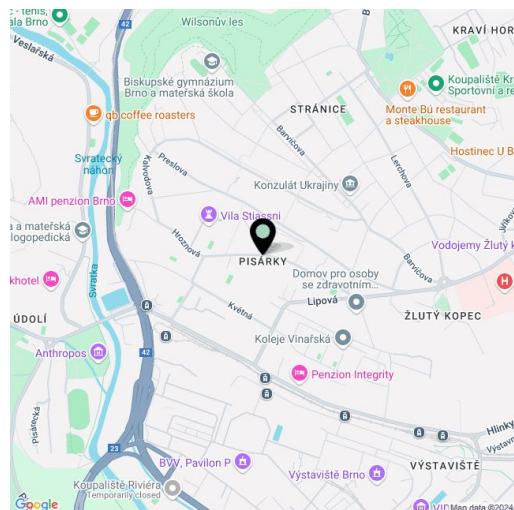
The layout of the housing unit consists of a living room with a preparation for a kitchen, a master bedroom, another bedroom, a bathroom, a separate toilet, a hall, and a foyer. All living rooms have access to the balcony with a view of greenery.

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 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 65.29 m², balkony 15.91 m², cellar 3.46 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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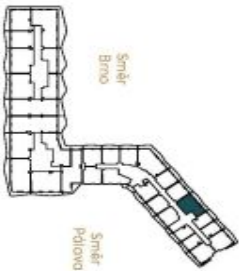
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1.3.08	
3. NP 3 + kk	
2nd floor 2 bdr	
1 Předstih Hallway	3,70 m²
2 Obývací pokoj + KK Living room + kitchen	21,48 m²
3 Pokoj Room	9,73 m²
4 Ložnice Bedroom	13,63 m²
5 Chodba s pračkou Hall with washing machine	5,38 m²
6 WC WC	1,37 m²
7 Koupelna Bathroom	2,94 m²
Úžitná plocha Usable area	
58,23 m²	
Podlahová plocha Floor area	
65,29 m²	
Balkón Balcony	
15,91 m²	
Celková plocha Total area	
81,20 m²	
EKSKLUZIVNÍ ZASTOUPENÍ svoboda&williams CHRISTIE'S INTERNATIONAL REAL ESTATE	



NOVÁ MYSLIVNA



Poskytnuté plochy jednotlivých místností jsou pouze orientační. Vybavení zařízení, příslušenství, kuchyňská linka, elektrická aparatura, atd. není součástí dodání. Brno: předání v souladu s projektem a smlouvou o zřízení nemovitosti. Přesnost údajů není zárukou. Orientace na západ (směr Brno) je pouze orientační. Směr v budově je uveden v příloze. Orientace (směr Brno) je pouze orientační. Orientace na západ (směr Brno) je pouze orientační. Orientace na západ (směr Brno) je pouze orientační.

Note: The area 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 specification, floor surfaces, and equipment are specified in the standard of completion, which is part of the addendum to the future purchase contract. Appropriately given dimension listed in mm (meters without parentheses).

