



Apartment One-bedroom (2+kk)

€ 934 967 | CZK 23 051 614

95.93 m², Brno-město, Pisárky, Nad Pisárkami





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Total area	123 m²
Floor area*	96 m²
Terrace	27 m²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	2 m²
PENB	B
Reference number	106668

This 3rd floor housing unit with a spacious terrace is part of the premium Nová Myslivna residential project, set in the forest park above the Pisárky Valley. Its high standards and and hassle-free parking will contribute to comfortable living, as will its wide range of services for residents: a reception, a relaxation area with a swimming pool, saunas and a fitness zone, as well as a rooftop restaurant with impressive views.

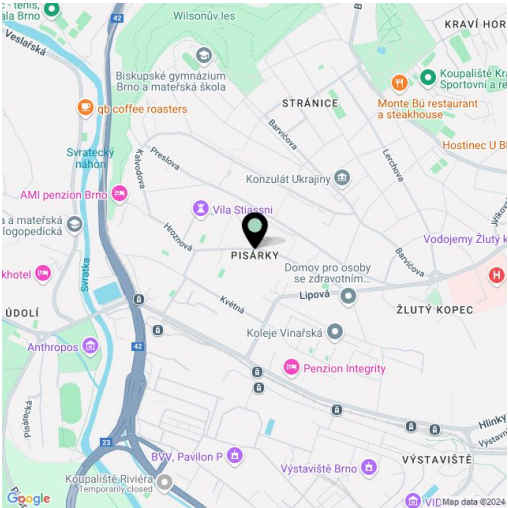
The layout consists of a living room with an adjoining kitchen, a master bedroom, another bedroom, a bathroom (with a shower and toilet), a separate toilet, a pantry, and an entrance hall. All rooms have access to the large southeast-facing terrace.

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. It is possible to purchase a garage space. The building uses sustainable technologies to reduce energy consumption (heat pumps, photovoltaic panels). Other benefits include an elevator, 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. 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 95.93 m², balcony 26.83 m², sklep 2.09 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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1.4.05		
4. NP 3 + Kk		
3rd floor 2 bdr		
1	Předsíň Hallway	11,30 m²
2	WC	2,72 m²
3	Obývací pokoj + Kk Living room + kitchen	36,63 m²
4	Pokoj Room	12,24 m²
5	Ložnice Bedroom	13,84 m²
6	Komora s pračkou Laundry room	3,61 m²
7	Koupelna + WC Bathroom + WC	4,83 m²
Úžitná plocha Usable area		
Podlahová plocha Floor area		95,93 m²
Balkón Balcony		26,83 m²
Celková plocha Total area		122,80 m²
svoboda&williams CHRISTIE'S INTERNATIONAL REAL ESTATE		

