



Apartment Three-bedroom (4+kk)

Sold

141.98 m², Brno-město, Brno, Nad Pisárkami





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Total area	179 m²
Floor area*	142 m²
Balcony	37 m²
Parking	-
Garage	Yes
Cellar	-
PENB	B
Reference number	107054

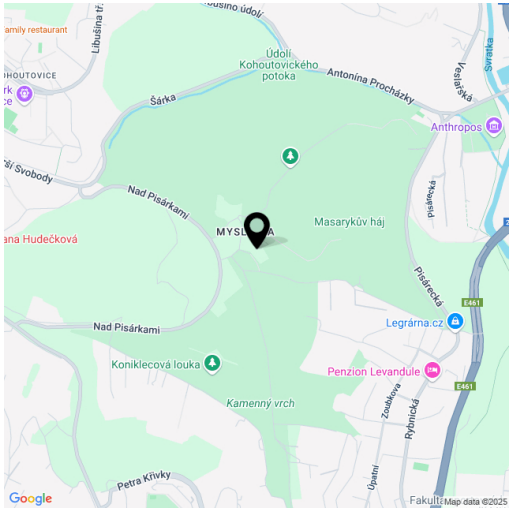
This premium, light-filled apartment with two sunny balconies and two parking spaces is part of the top-tier Nová Myslivna residence, currently being developed in the heart of a forest park above the Pisárky Valley. The residential project, which brings a completely new style of living to Brno, will offer, in addition to high standards, a reception, a relaxation zone with a swimming pool, saunas, and a fitness center, and a rooftop restaurant with impressive views.

The apartment features a spacious living room with kitchen preparation, three separate bedrooms, two bathrooms with toilets, a walk-in closet, a storage room, and a large entrance hall. It offers two balconies accessible from all living rooms, providing beautiful views of treetops and the open landscape toward the Pálava hills. The apartment is ideally located right next to the elevator exit.

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, 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 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 141.98 m², balconies 37.38 m², cellar 2.3 m².



* 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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2.5.09	
5. NP 4 + KK	
4th floor 3 bdrm	
1 Předšíň	9,96 m²
2 Obývací pokoj + KK	48,52 m²
3 Ložnice	12,50 m²
4 Koupelna + WC	4,19 m²
5 Chodba	7,45 m²
6 WC	2,21 m²
7 Koupelna + WC	6,50 m²
8 Šatna	4,12 m²
9 Komora	2,28 m²
10 Pokoj	15,11 m²
11 Pokoj	15,54 m²
Užitná plocha 128,38 m²	
Podlahová plocha 141,98 m²	
Balkón	21,93 m²
Balkón	15,48 m²
Celková plocha 179,39 m²	
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