



## Apartment One-bedroom (2+kk)

€ 406 580 | CZK 9 999 825

49.1 m<sup>2</sup>, Brno-město, Pisárky, Nad Pisárkami





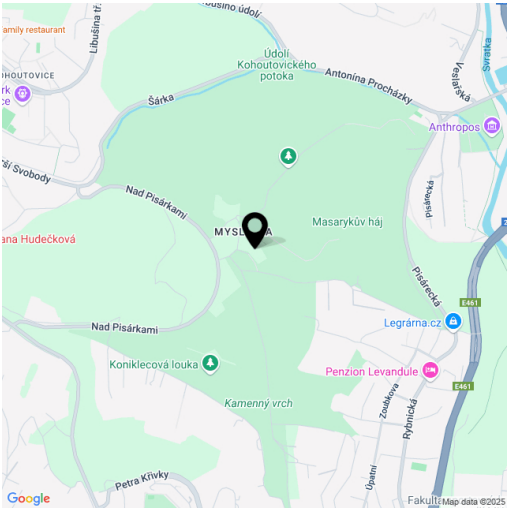


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Total area	71 m²
Floor area*	49 m²
Balcony	22 m²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	-
PENB	B
Reference number	109117



\* 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.

This ground floor housing unit with a balcony 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 bedroom, a bathroom (with a shower and toilet), and an entrance hall. Adjacent to the living room and bedroom is a **balcony facing northeast towards the forest**, guarantees **morning sunlight**.

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 49.10 m², balcony 22.09 m².

Expected completion date is Q4 2026.



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1.1.05		
1. NP   2 + Kk		
ground fl. 1 bdrm		
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1	Předsiň s pračkou Hallway with washing machine	4,61 m²
2	Koupelna + WC Bathroom + WC	4,07 m²
3	Ložnice Bedroom	13,43 m²
4	Obývací pokoj + Kk Living room + kitchen	21,34 m²
<hr/>		
Užitná plocha Usable area		
Podlahová plocha Floor area		
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Balkón Balcony		22,09 m²
<hr/>		
Celková plocha Total area		71,19 m²

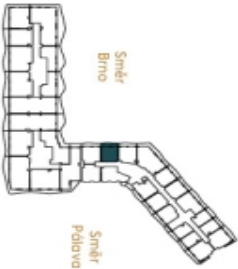
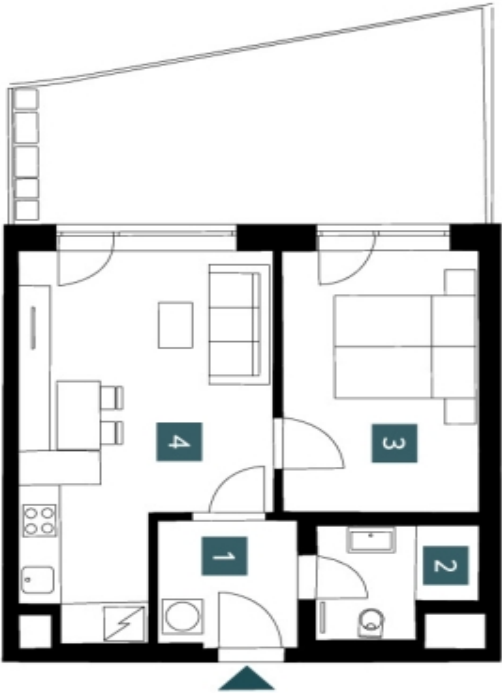
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