



Apartment One-bedroom (2+kk)

€ 548 546 | CZK 13 499 718

63.73 m², Brno-město, Pisárky, Nad Pisárkami



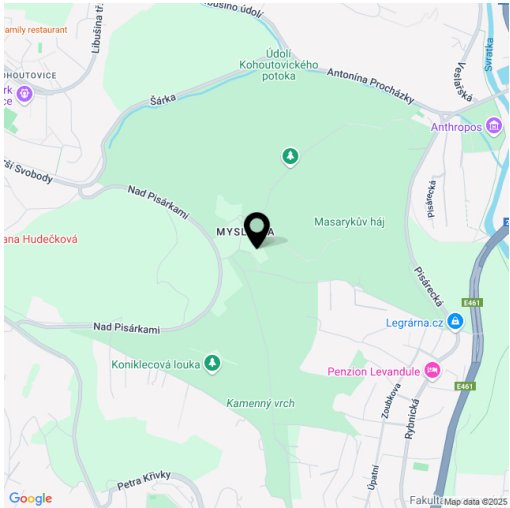


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Total area	78 m²
Floor area*	64 m²
Balcony	14 m²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	2 m²
PENB	B
Reference number	109125



* 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 premium bright and spacious apartment with a large balcony is part of the top-class Nová Myslivna residence with a reception, swimming pool, saunas, fitness zone, and rooftop restaurant. The project is located in a beautiful area in the middle of the forest park above Pisárky Valley.

The layout of the 1st floor apartment consists of a living room with a preparation for a kitchen, a bedroom, a bathroom (with a bathtub and a toilet), and a foyer. All rooms have access to the balcony with beautiful views.

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 purchase price includes a cellar storage cubicle. It is possible to purchase a garage or outdoor parking 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.

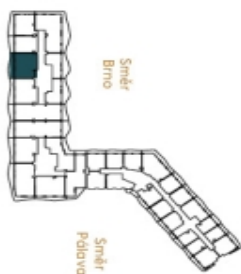
Floor area 63.73 m², balcony 14.20 m², cellar 1.59 m².

Expected completion date Q4 2026.

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2.2.06	
2. NP 2 + KK	
1st floor	1 bdrm
<hr/>	
1	Předsíň
	Hallway
2	Koupelna + WC
	Bathroom + WC
3	Obývací pokoj + KK
	Living room + Kitchen
4	Šatna
	Dressing room
5	Ložnice
	Bedroom
<hr/>	
	Užitná plocha
	Usable area
	57,95 m²
	Podlahová plocha
	Floor area
	63,73 m²
<hr/>	
	Balkón
	Balcony
	14,20 m²
<hr/>	
	Celková plocha
	Total area
	77,93 m²



NOVÁ MYSLIVNA

Note: The areas of the individual rooms are only indicative. The fixtures featured in the floor plan (furniture, kitchen, electrical appliances, etc.) are not included. The delivery, design specifications, floor surfaces and equipment are specified in the record of completion, which is part of the order/delivery and the floor plan contract. A topographic gross dimension (total room/floor area) without flooring.