svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

Apartment Studio (1+kk)

35.89 m², Brno-město, Pisárky, Nad Pisárkami

€ 256 745 | CZK 6 314 650

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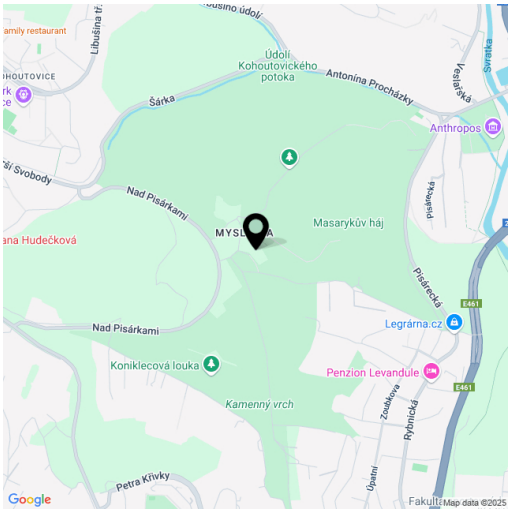
Total area	36 m²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	-
PENB	B
Reference number	109139



* 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 southwest-facing, air-conditioned studio unit is located on the ground floor of the Nová Myslivna residential project. This premium project with a wellness and fitness zone, a reception, and a garden in the courtyard offers a completely new style of living that contributes to the harmony of both body and soul. Adding to all its advantages is the location in a quiet place in the middle of the Masaryk Grove forest park.

The floor area of the unit consists of a living room with a kitchen, a bathroom (with a shower and toilet), and an entrance hall.

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 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 park landscaping**, which will naturally connect to the surrounding forest, inviting for walks and bike trips. A restaurant with impressive views of the city and the 50-kilometer wine paradise of Pálava will operate directly in the building. A short distance from the residence there will be a bus stop with fast connections to the city center, about 15 minutes by car or bus to **Campus Square shopping center** and 15 minutes to the city center.

Floor area 35.89 m².

Expected completion date is Q4 2026.

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1.1.15

1. NP | 1 + kk
ground fl. studio

1	Předsíň s pračkou Hallway with washing machine	3,82 m²
2	Koupelna + WC Bathroom + WC	4,47 m²
3	Obývací pokoj + KK Living room + kitchen	23,83 m²
	Užitná plocha Usable area	32,12 m²
	Podlahová plocha Floor area	35,89 m²
	Celková plocha Total area	35,89 m²

EXKLUZIVNÍ ZASTOUPENÍ
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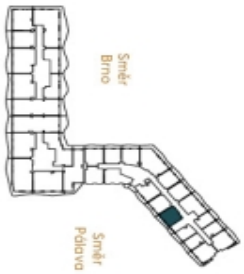
0 1m 2m 5m



Poznámka: Plochy jednotlivých místností jsou pouze orientační. Vyobrazené zařízení půdorysu (nábytek, kuchyňská linka, elektrické spotřebiče, atd.) není součástí dodávky. Rozsah dodávky, specifikace k ceně bytu, povrchové úpravy a vybavení jsou specifikovány ve standardním provedení, které je přílohou Smlouvy o budoucí kupní smlouvě. Orientační hodnoty rozměrů uvedeny v mm (dotvořeno na zdivo bez omítky).

Note: The areas 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 specifications, finish surfaces, and equipment are specified in the standard of completion, which is part of the addendum to the future purchase contract. Approximate gross dimensions listed in mm (masonry without plastering).

NOVÁ MYSLIVNA

INFINITY ESTATE