



Apartment Two-bedroom (3+kk)

€ 677 929 | CZK 16 693 996

65.29 m², Brno-město, Pisárky, Nad Pisárkami





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Total area	81 m²
Floor area*	65 m²
Balcony	16 m²
Parking	Possibility to purchase a parking space
Cellar	4 m²
PENB	B
Reference number	109438

Housing unit with a balcony in the premium Nová Myslivna residence. This perfectly quiet place is located in the middle of a forest park and at the same time only a few minutes' drive from the center of Brno. The residential project will offer residents comfortable high-standard living, a reception, parking in the underground garage, and access to a wellness and fitness zone or the garden in the courtyard.

The layout of the housing unit consists of a living room with a preparation for a kitchen, a master bedroom, another bedroom, a bathroom, a separate toilet, a hall, and a foyer. All living rooms have access to the balcony with a view of greenery.

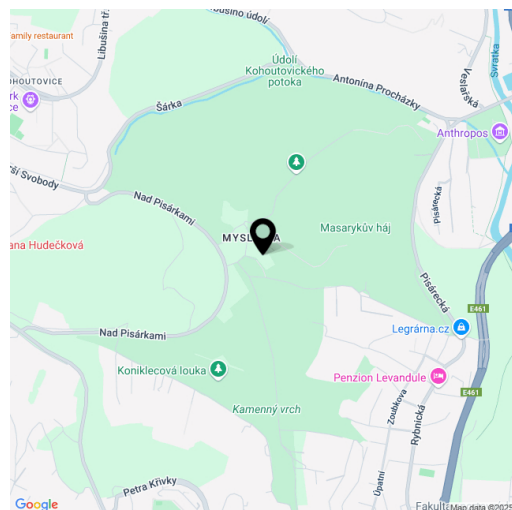
The high-standard facilities include **wooden floors** made of **oiled oak**, 2.1 m high rebateless doors, aluminum windows with insulating triple glazing and electrically controlled **exterior blinds**, a **premium kitchen fully equipped with appliances**, large-format ceramic floor and wall tiles, brand-name sanitary ware and faucets, and a smart home system controlling, among other things, cooling, and underfloor heating. The 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 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 will be a bus stop not far from the residence, and the city center or **Campus Square shopping center** is about 15 minutes away by car or bus.

Floor area 65.29 m², balkony 15.96 m², cellar 4.45 m².
Subject to special legal conditions.

Expected completion date is Q4 2026.

For more informations visit project website: www.novamyslivna.com



* 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.