



Apartment One-bedroom (2+kk)

€ 633 855 | CZK 15 605 500

57.83 m², Brno-město, Pisárky, Nad Pisárkami





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Total area	73 m²
Floor area*	58 m²
Balcony	15 m²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	3 m²
PENB	B
Reference number	109443

This southwest-facing apartment with a balcony and views of the Pálava wine-growing region is located on the 4th floor of the premium Nová Myslivna residence. This new building will become part of the forest park above Pisárky Valley, and the center of Brno will be only a few minutes' drive away. The residential project will offer its residents comfortable high-standard living, parking, a reception, a wellness and fitness zone, and a garden in the courtyard.

The layout consists of a living room with an adjoining kitchen, a bedroom, a bathroom (with a shower and toilet), and an entrance hall with a washing machine. All rooms have access to the **balcony with beautiful views**.

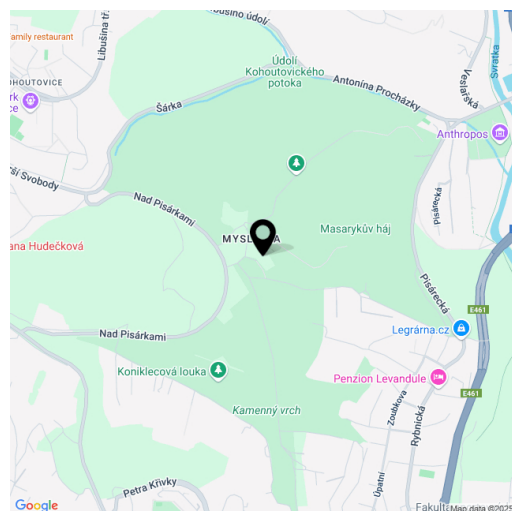
The high-standard facilities include **wooden floors** made of oiled oak, 2.1 m high rebateless doors, aluminum windows with insulating triple glazing and electrically controlled **exterior blinds**, a **premium kitchen fully equipped with appliances**, large-format ceramic floor and wall tiles, brand-name 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 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 57.83 m², balcony 14.68 m², cellar 3.01 m².

Excepted completion date is 4Q 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.



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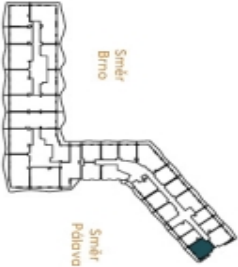
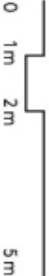
1.5.12	
5. NP 2 + Kk	
4th floor	1 bdrm
1	Předsiň s pračkou
	Hallway with washing machine
2	Koupelna + WC
	Bedroom + WC
3	Obývací pokoj + Kk
	Living room + kitchen
4	Ložnice
	Bedroom
Užitná plocha	
Usable area	
52.49 m²	
Podlahová plocha	
Floor area	
57.83 m²	
Balkón	
Balcony	
14.68 m²	
Celková plocha	
Total area	
72.50 m²	

EXKLUZIVNÍ ZASTOUPENÍ

svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE



NOVÁ MYSLIVNA



Poznámka: Plochy jednotlivých místností jsou pouze orientační. Všeobecné zařízení (podlahy, podlahové, kuchyňská linka, elektrická spotřebiče, atd.) není součástí dodávky. Přeměňovací specifikace je konceptuální. Instalace je prováděna na základě stávajícího provedení, které je přílohou Smlouvy o budoucí hypotéce. Orientační plán je pouze orientační. Orientační plán je pouze orientační. Orientační plán je pouze orientační.

Note: The area 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, floor surfaces, and equipment are specified in the standard of completion, which is part of the addendum to the future purchase contract. Appropriate gross dimension listed in mm (millimetry without tolerances).

Developer
INFINITY ESTATE