

## Apartment Two-bedroom (3+kk)

€ 948 694 | CZK 23 684 135

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



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Total area	137 m <sup>2</sup>
Floor area*	98 m <sup>2</sup>
Balcony	39 m <sup>2</sup>
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	6 m <sup>2</sup>
PENB	B
Reference number	106637

This corner apartment with a southeast-facing balcony is part of the premium Nová Myslivna residential project, set in the forest park above the Pisárky Valley. Its high standards 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 of the apartment consists of a living room with a preparation for a kitchen, 2 bedrooms, a bathroom, a separate toilet, 2 walk-in wardrobes, and a large hall. The southeast orientation of the balcony, accessible from all living areas, and the large windows allow morning sunlight to enter

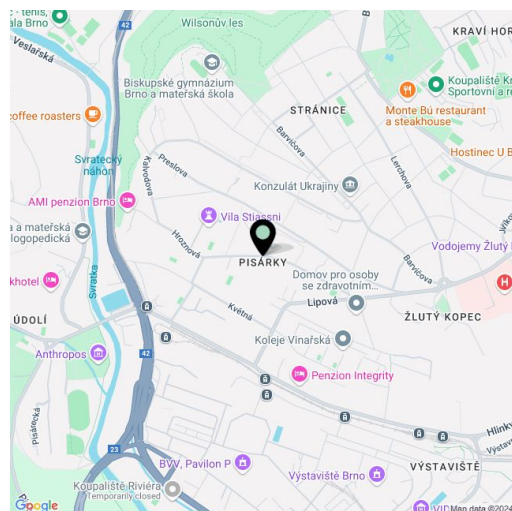
The high-standard facilities include wooden floors made of oiled oak, 2.1 m high rebateless doors, aluminum windows with insulating triple glazing and electrically controlled exterior blinds, a premium kitchen fully equipped with appliances, large-format ceramic floor and wall tiles, brand-name sanitary 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 an additional garage space. 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 a park arrangement that will naturally connect to the surrounding forest park. A restaurant will operate directly in the building with impressive views of the city and the wine paradise of Pálava, 50 kilometers away. 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 98.01 m<sup>2</sup>, balcony 38.92 m<sup>2</sup>, cellar 5.56 m<sup>2</sup>.

Expected completion date is summer 2026.

For more information, please visit the project website [www.novamyslivna.com](http://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.



