

## Apartment Two-bedroom (3+kk)

€ 790 196 | CZK 19 727 254

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

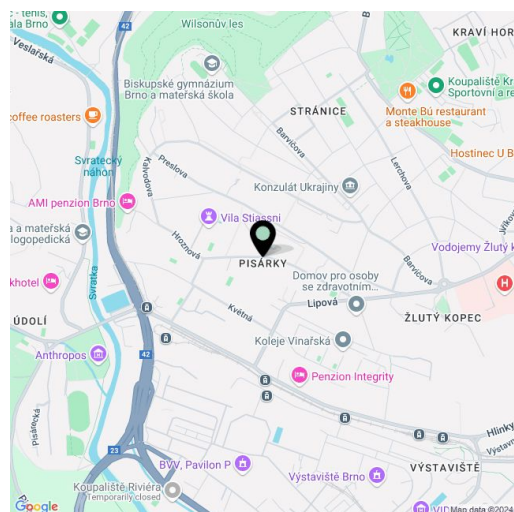


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Total area	95 m <sup>2</sup>
Front garden	25 m <sup>2</sup>
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	4 m <sup>2</sup>
PENB	B
Reference number	106638



\* 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 front garden 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 apartment consists of a living room with a preparation for a kitchen and access to the **front garden**, a master bedroom, another bedroom, a bathroom, a separate toilet, **a walk-in wardrobe**, and a foyer.

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 95.43 m<sup>2</sup>, balcony 25.09 m<sup>2</sup>, cellar 3.67 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).

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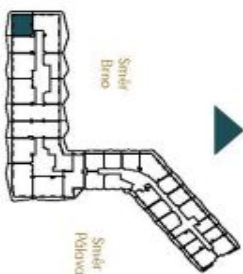
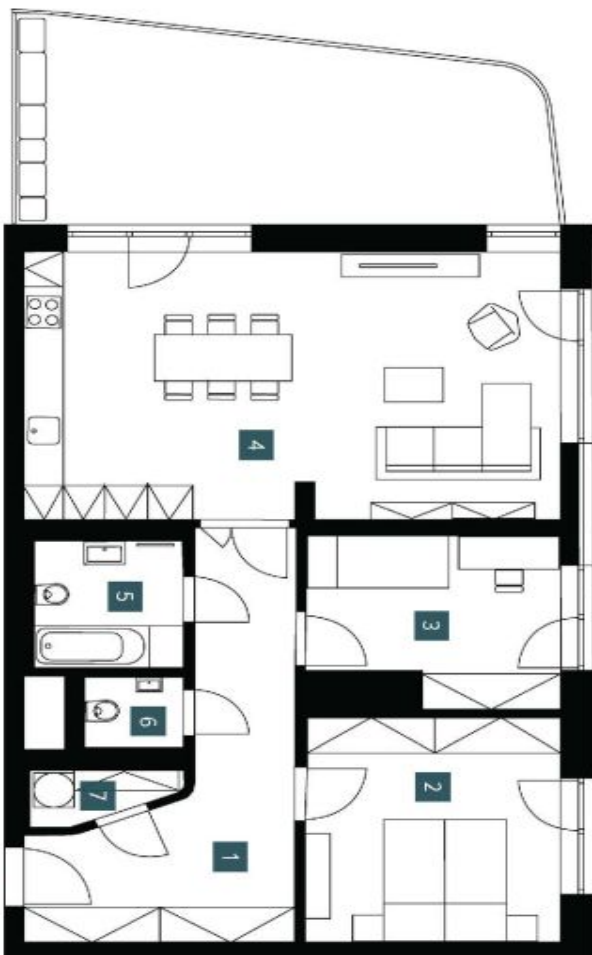
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<b>2.1.02</b>	
<b>1. NP   3 + kk</b> ground fl. 2 bdr m	
1 Předšň Hallway	15,66 m <sup>2</sup>
2 Ložnice Bedroom	14,38 m <sup>2</sup>
3 Pokoj Room	10,04 m <sup>2</sup>
4 Obývací pokoj + KK Living room + kitchen	35,87 m <sup>2</sup>
5 Koupelna + WC Bathroom + W/C	4,75 m <sup>2</sup>
6 WC	1,75 m <sup>2</sup>
7 Šatna Dressing room	1,72 m <sup>2</sup>
<b>Užitná plocha</b> Usable area	<b>84,17 m<sup>2</sup></b>
<b>Podlahová plocha</b> Floor area	<b>95,43 m<sup>2</sup></b>
<b>Předzahrádka</b> Front garden	<b>25,09 m<sup>2</sup></b>
<b>Celková plocha</b> Total area	<b>120,52 m<sup>2</sup></b>
EKLUZIVNÍ ZASTOUPENÍ svoboda&williams   CHRISTIE'S INTERNATIONAL REAL ESTATE	



NOVÁ MYSLIVNA



Pozemní plocha: Plocha jednotlivých místností (four private areas/rooms). Vybavení a zařízení: vybavení (kuchyň, koupelna, elektrická spotřeba, atd.) není součástí nabídky. Pozemní plocha: Plocha jednotlivých místností (four private areas/rooms). Vybavení a zařízení: vybavení (kuchyň, koupelna, elektrická spotřeba, atd.) není součástí nabídky. Pozemní plocha: Plocha jednotlivých místností (four private areas/rooms). Vybavení a zařízení: vybavení (kuchyň, koupelna, elektrická spotřeba, atd.) není součástí nabídky.

Note: The areas of the individual rooms are only indicative. The fixtures (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 gradation is used in mm (routinely without pointing).

