



Apartment Two-bedroom (3+kk)

€ 788 775 | CZK 19 727 254

95.43 m², Brno-město, Pisárky, Nad Pisárkami





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

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.

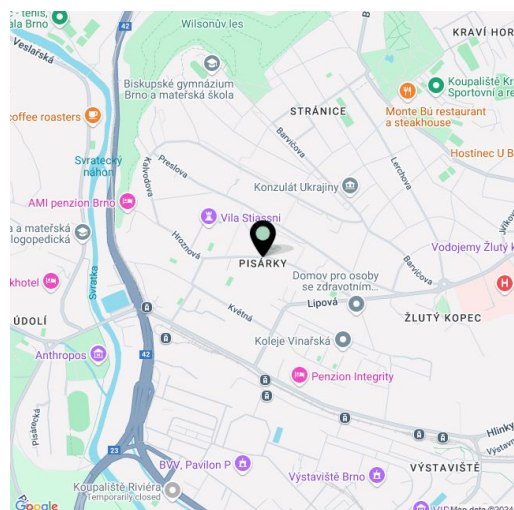
The layout of the apartment consists of a living room with a preparation for a kitchen and access to the **front garden**, a master bedroom, another bedroom, a bathroom, a separate toilet, a **walk-in wardrobe**, and a foyer.

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 m², balcony 25.09 m², cellar 3.67 m².

Expected completion date is summer 2026.



* 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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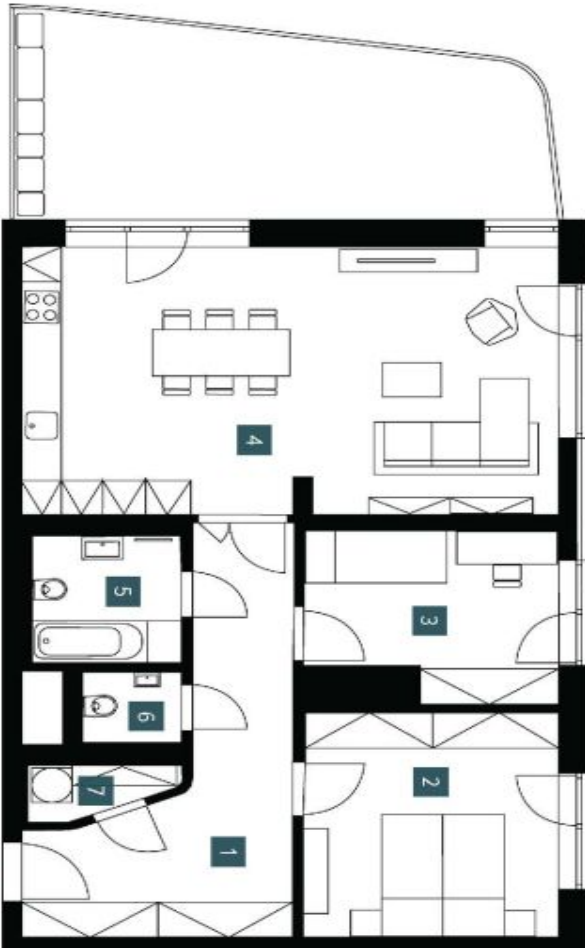
2.1.02		
1. NP 3 + KK		
ground fl. 2 bdrm		
1	Předstih Hallway	15,66 m ²
2	Ložnice Bedroom	14,38 m ²
3	Pokoje Room	10,04 m ²
4	Obývací pokoj + KK Living room + kitchen	35,87 m ²
5	Koupelna + WC Bathroom + WC	4,75 m ²
6	WC	1,75 m ²
7	Šatna Dressing room	1,72 m ²
Užitná plocha Usable area		84,17 m ²
Podlahová plocha Floor area		95,43 m ²
Předzahrádka Front garden		25,09 m ²
Celková plocha Total area		120,52 m ²

EXKLUZIVNÍ ZASTOUPENÍ

svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE



NOVÁ MYSLIVNA



0 1m 2m 5m



Pozemní plocha Plocha jednotlivých místností (four private areas). Vybavení zařízení (furniture, kitchen, bath, hygiene, electrical appliances, etc.) není součástí nabídky. Pozemní plocha jednotlivých místností (four private areas). Vybavení zařízení (furniture, kitchen, bath, hygiene, electrical appliances, etc.) není součástí nabídky. Pozemní plocha jednotlivých místností (four private areas). Vybavení zařízení (furniture, kitchen, bath, hygiene, electrical appliances, etc.) není součástí nabídky. Pozemní plocha jednotlivých místností (four private areas). Vybavení zařízení (furniture, kitchen, bath, hygiene, electrical appliances, etc.) není součástí nabídky.

Note: The areas of the individual rooms are only indicative. The facilities (furniture, kitchen, bathroom, electrical appliances, etc.) are not included. The delivery, design specification, finish surfaces, and equipment are specified in the standard of completion, which is part of the addendum to the future purchase contract. Appropriate grid dimension listed in mm (fracture without post-fixing).

