

## Apartment Two-bedroom (3+kk)

€ 1 173 107 | CZK 29 286 623

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

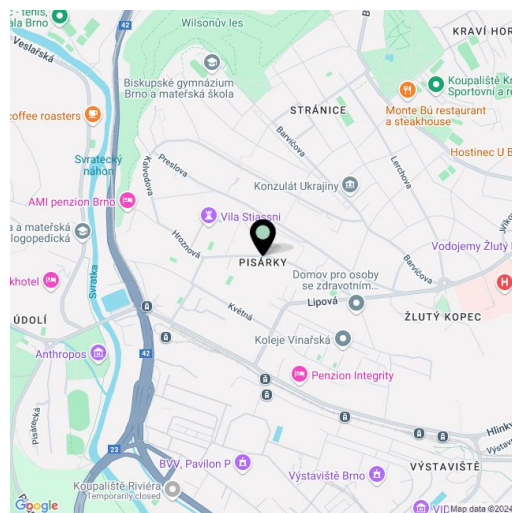


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Total area	154 m²
Floor area*	115 m²
Balcony	39 m²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	6 m²
PENB	B
Reference number	106639



\* 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 large balcony 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, a master bedroom, another bedroom, a bathroom, a separate toilet, a storage room, **a walk-in wardrobe**, and a foyer. 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 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 115.74 m², balcony 39.02 m², cellar 6.35 m².

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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<b>24.02</b>	
<b>4. NP   3 + KK</b>	
3rd floor	2 bdrm
1 Předsiň Hallway	14,35 m <sup>2</sup>
2 WC	2,19 m <sup>2</sup>
3 Komora Closet	2,83 m <sup>2</sup>
4 Obývací pokoj + KK Living room + Kitchen	43,60 m <sup>2</sup>
5 Pokoj Room	11,75 m <sup>2</sup>
6 Ložnice Bedroom	15,43 m <sup>2</sup>
7 Šatna Dressing room	3,72 m <sup>2</sup>
8 Koupelna + WC Bathroom + WC	8,57 m <sup>2</sup>
<b>Užitná plocha</b> Usable area	<b>102,44 m<sup>2</sup></b>
<b>Podlahová plocha</b> Floor area	<b>114,74 m<sup>2</sup></b>
<b>Balkón</b> Balcony	<b>39,02 m<sup>2</sup></b>
<b>Celková plocha</b> Total area	<b>153,76 m<sup>2</sup></b>

EXKLUZIVNÍ ZASTOUPENÍ

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Pozemkové právo, jednotlivých místností (pouze v případě), vybavení a zařízení (kuchyňský nábytek, lednička, myčka, elektrická spotřeba, atd.) není součástí nabídky. Důležitý design spotřebičů, materiálů a vybavení je uveden v příloze. Pro více informací se prosím obraťte na svého zástupce. (The area of the individual rooms are only inclusive. The facilities (kitchen, kitchen, electrical appliances, etc.) are not included. The delivery, design specifications, material 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 (precision without pointing).)

