#### Apartment One-bedroom (2+kk)

#### 76.95 m², Brno-město, Pisárky, Nad Pisárkami

#### € 661 106 | CZK 16 504 504









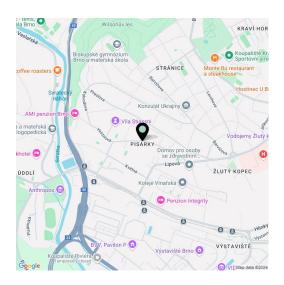


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Total area	77 m²
Front garden	25 m²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	5 m²
PENB	В
Reference num	nber 106640



\* 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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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, a bedroom, a bathroom, a separate toilet, 2 **walk-in wardrobes**, and a foyer. All rooms have access to the **front garden**.

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 76.95 m², front garden 24.56 m², cellar 5.45 m².

Expected completion date is summer 2026.

For more information, please visit the project website www.novamyslivna.com.

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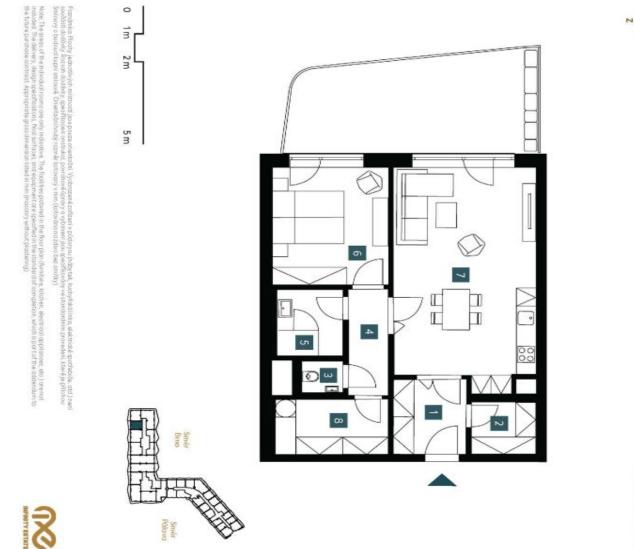
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exkluzivni zastoupeni <b>Svoboda&amp;williams   CHRISTIE</b> S	Celková plocha <sup>Total</sup> area	Předzahrádka Front garden	Podlahová plocha <sup>Roor area</sup>	Užitná plocha <sup>Usable area</sup>	Šatna Dressing room	Obývací pokoj + KK Livingroom + kitchen	Ložnice Bedroom	Koupelna Bathroom	Chodba Hall	WC WC	Šatna Dressing room	Předsíň Hallway	<b>1. NP   2 + Kk</b> ground fl. 1 bdrm	2.1.04	
STER	101,51 m²	24,56 m²	76,95 m²	69,30 m²	3,45 m²	30,65 m²	13,68 m²	4,35 m²	4,21 m²	1,26 m²	6,23 m²	5,47 m²			





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