

Apartment Studio (1+kk)

€ 317 444 | CZK 7 924 995

36.65 m², Brno-město, Pisárky, Nad Pisárkami

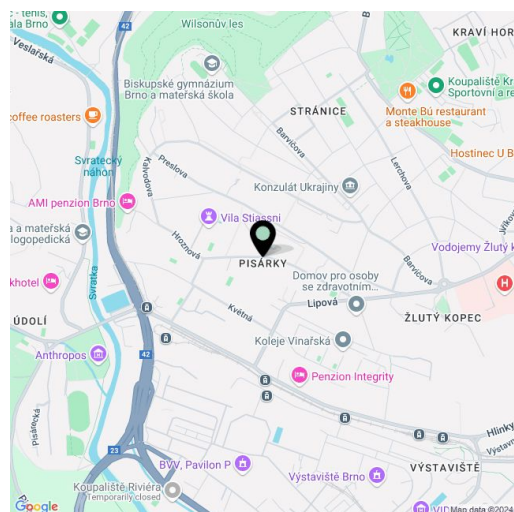


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Total area	45 m ²
Floor area*	37 m ²
Balcony	8 m ²
Parking	Possibility to purchase a parking space
Cellar	-
PENB	B
Reference number	106647



* 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 studio air-conditioned unit with a balcony and pleasant views of a mature forest is located on the 1st floor of the Nová Myslivna residential project. The premium project, which will bring a completely different style of living to Brno, will be built in a quiet place by the forest park in the Masaryk Grove. The residence will include a wellness and fitness zone, a reception, or a garden in the courtyard.

The floor area of the unit will consist of a living room with a kitchen, a bathroom (with a shower and toilet), and an entrance hall. Adjacent to the living room is a **balcony** facing northeast towards the **forest**, guarantees **morning sunlight**.

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 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 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 will be a bus stop not far from the residence, and the **city center** or **Campus Square shopping center** is about 15 minutes away by car or bus.

Floor area 36.65 m², balcony 7.89 m².
Subject to special legal conditions.

Expected completion date is summer 2026.

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

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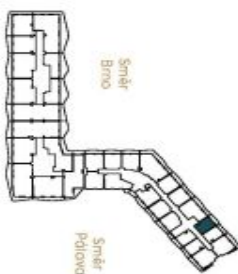
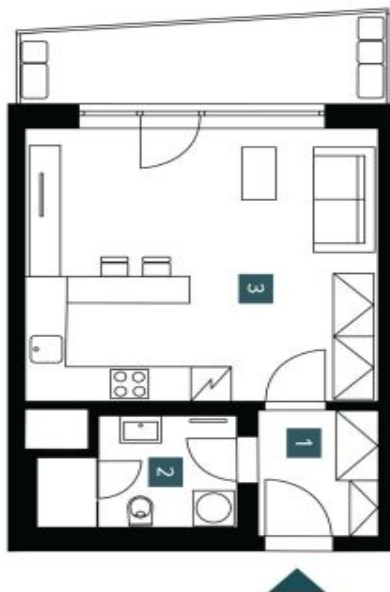
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1.2.09	
2. NP 1+kk	
1st floor studio	
1 Předsiň Hallway	3.82 m ²
2 Koupelna + WC Bathroom + WC	4.93 m ²
3 Obývací pokoj + KK Living room + kitchen	24.28 m ²
Užitná plocha Usable area	33.03 m ²
Podlahová plocha Floor area	36.65 m ²
Balkón Balcony	7.89 m ²
Celková plocha Total area	44.50 m ²

EXKLUZIVNÍ ZASTOUPENÍ

svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE



NOVÁ MYSLIVNA

Popis plochy jednotlivých místností jsou pouze orientační. Všeobecně zabraněná plocha (včetně kuchyňské linky, elektrické aparatury, atd.) není rozložena rovinně. Je možná výsklady, například v koupelně a v kuchyni, které mohou být vzhledem k konstrukci a rozložení plochy nerovnoměrně rozloženy a budoucí stropní úroveň. Orientaci místností (kuchyň, obývací pokoj, WC) lze změnit až do 180° bez změny plochy.

Note: The area of the individual rooms are only indicative. The facilities pictured in the floor plan (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 gross dimension listed in mm (rounded without plastering).

Developer
NOVÁ MYSLIVNA
MINORITY ESTATE