

Apartment One-bedroom (2+kk)

€ 424 641 | CZK 10 601 160

48.41 m², Brno-město, Pisárky, Nad Pisárkami

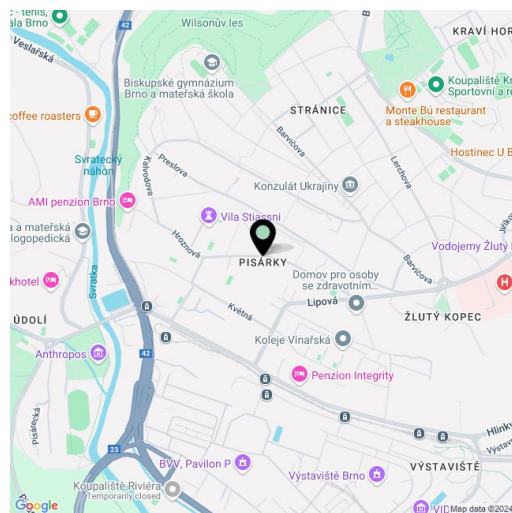


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Total area	58 m ²
Floor area*	48 m ²
Balcony	10 m ²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	-
PENB	B
Reference number	106650



* 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 2nd floor housing unit with a balcony is part of the premium Nová Myslivna residential project, set in the forest park above the Pisárky Valley. Its high standards and hassle-free parking will contribute to comfortable living, as will its wide range of services for residents: a reception, a relaxation area with a swimming pool, saunas and a fitness zone, as well as a rooftop restaurant with impressive views.

The layout consists of a living room with an adjoining kitchen, a bedroom, a bathroom (with a shower and toilet), a pantry, and an entrance hall. Adjacent to the living room and bedroom is a southeast-facing balcony.

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. It is possible to purchase a garage space. The building uses sustainable technologies to reduce energy consumption (heat pumps, photovoltaic panels). Other benefits include an elevator, 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. 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 48.41 m², balcony 9.95 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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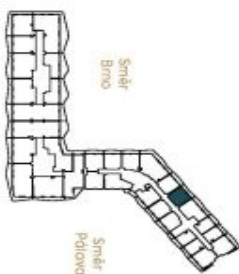
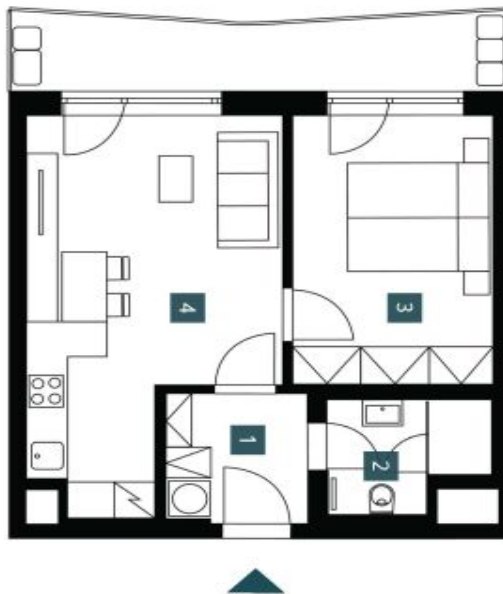
1.3.07	
3. NP 2 + KK	
2nd floor 1 bedrm	
1	Předstř s pračkou Hallway with washing machine
2	Obývací pokoj + KK Living room + kitchen
3	Ložnice Bedroom
4	Koupelna + WC Bathroom + WC
	Užitná plocha Usable area
	Podlahová plocha Floor area
	Balkón Balcony
	Celková plocha Total area
	4,61 m ²
	21,26 m ²
	13,58 m ²
	4,07 m ²
	43,52 m ²
	48,41 m ²
	9,95 m ²
	58,40 m ²

EXKLUZIVNÍ ZASTOUPENÍ

svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE



NOVÁ MYSLIVNA



Popis plochy / užitná plocha zahrnuje pouze otevřená, vybavená zařízení, přídavné / dodatečné kuchyňské a elektrické spotřebiče, a to není rozšíření plochy. K dispozici je předstř s pračkou a chladicí skříňkou. Povrchy podlahy jsou v standardním provedení, barevno- a leskovo-šedivý a buď se špičatými lamelami. Orientace (hlavy) rovněž odpovídá v mm (když se na zápis bez centry).
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 specification, floor surfaces, and equipment are specified in the standard of completion, which is part of the addendum to the future purchase contract. Appropriate grass dimension listed in mm (routinely without plastering).

Developer
INFINITY ESTATE