Apartment One-bedroom (2+kk)

57.65 m², Brno-město, Pisárky, Nad Pisárkami

€ 545 168 | CZK 13 610 131









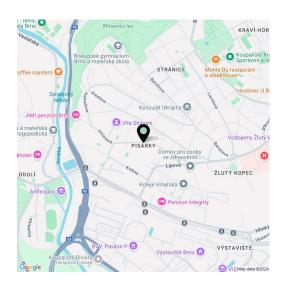


Svoboda & Williams s.r.o. info@svoboda-williams.com www.svoboda-williams.com **Prague** +420 257 328 281 +420 724 551 238 Brno +420 543 250 711 +420 724 551 238 **Bratislava** +421 948 939 938 **PDF created** 12. 03. 2025, 22:03

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Total area	69 m²
Floor area*	58 m²
Balcony	11 m²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	6 m²
PENB	В
Reference nur	nber 106652



* 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 housing unit with a 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 unit consists of a living room with a preparation for a kitchen, a bedroom, a bathroom, and a foyer. Adjacent to the living room and bedroom 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 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 57.65 m², balcony 11.36 m², cellar 6.35 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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exkluzivni zastoupeni svobodaœwilliams c<u>htrustur</u>; S	Balkón ^{Balcony} Celková plocha ^{Totalarea}	Užitná plocha _{Usable area} Podlahová plocha ^{Floor area}	 Předsíň s pračkou Hallway with washing machine Koupelna + WC Bathroom + WC Obývací pokoj + KK Living room + kitchen Ložnice Bedroom 	1.4.02 4. NP 2 + Kk 3rd floor 1 bdrm
	11,36 m² 69,00 m²	52,42 m² 57,65 m²	7,96 m² 5,44 m² 25,86 m² 13,16 m²	





NOVÁ MYSLIVNA



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