

## Apartment Two-bedroom (3+kk)

€ 1 187 327 | CZK 29 641 607

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

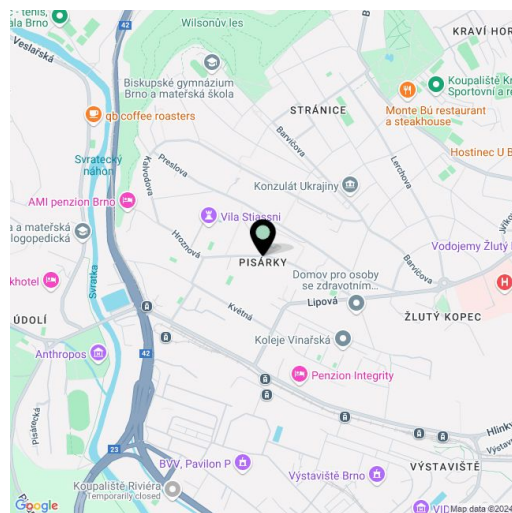


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Total area	148 m <sup>2</sup>
Floor area*	117 m <sup>2</sup>
Balcony	31 m <sup>2</sup>
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	8 m <sup>2</sup>
PENB	B
Reference number	106662



\* 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 new air-conditioned apartment with a spacious balcony and pleasant green views is located on the 1st floor of the Nová Myslivna project. This premium residence with a wellness and fitness zone, a reception, and a courtyard garden allows you to live in the middle of nature while being close to complete urban amenities.

The practical layout consists of a living room with a kitchen, a master bedroom, another bedroom, a bathroom, a separate toilet, a walk-in wardrobe, a hall, and a foyer. All rooms have access to the large 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. The purchase price includes a cellar storage cubicle. It is possible to purchase an additional garage space. 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 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 116.72 m<sup>2</sup>, balcony 31.23 m<sup>2</sup>, cellar 7.93 m<sup>2</sup>.

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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2. NP   3 + KK 1st floor   2 bdrm		
1	Předsiň Hallway	7,60 m <sup>2</sup>
2	WC WC	1,57 m <sup>2</sup>
3	Obývací pokoj + KK Living room + Kitchen	48,22 m <sup>2</sup>
4	Chodba Hall	2,60 m <sup>2</sup>
5	Pokoj Room	14,76 m <sup>2</sup>
6	Komora Closet	3,16 m <sup>2</sup>
7	Koupelna + WC Bathroom + WC	7,91 m <sup>2</sup>
8	Ložnice Bedroom	12,85 m <sup>2</sup>
9	Šatna Dressing room	7,94 m <sup>2</sup>
Užitná plocha Usable area		106,61 m <sup>2</sup>
Podlahová plocha Floor area		116,72 m <sup>2</sup>
Balkón Balcony		31,23 m <sup>2</sup>
Celková plocha Total area		147,95 m <sup>2</sup>

EXKLUZIVNÍ ZASTOUPENÍ

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Průměrná plocha jednotlivých místností (pouze orientační). Vzhledem k závažnému zálepku (obě plyn, lednička, pračka, elektrika, anténa, atd.) není možná detailní dispozice jednotlivých místností (orientace, umístění dveří, rozložení nábytku, umístění stěn, atd.).  
 Provozní plocha jednotlivých místností (pouze orientační). Vzhledem k závažnému zálepku (obě plyn, lednička, pračka, elektrika, anténa, atd.) není možná detailní dispozice jednotlivých místností (orientace, umístění dveří, rozložení nábytku, umístění stěn, atd.).  
 Note: The areas of the individual rooms are only indicative. The facilities (planned in the floor plan (furniture, kitchen, electrical appliances, etc.) are not included. The delivery, design, installation, and equipment are specified in the standard of completion, which is part of the addendum to the future purchase contract. Appropriate gradation is used in mm (rounding without post-decimals).

