

Apartment Two-bedroom (3+kk)

€ 598 990 | CZK 14 953 787

65.29 m², Brno-město, Pisárky, Nad Pisárkami

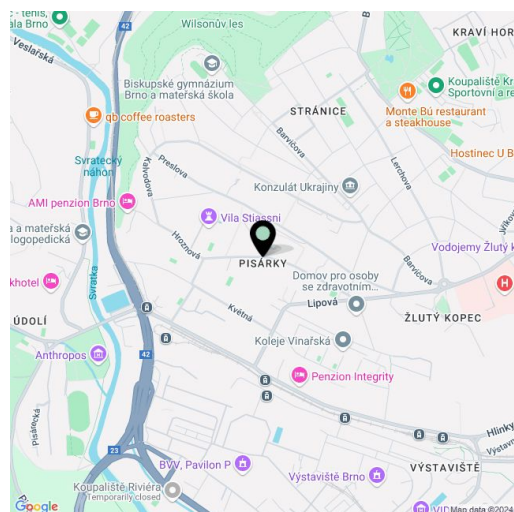


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|------------------|---|
| Total area | 81 m ² |
| Floor area* | 65 m ² |
| Balcony | 16 m ² |
| Parking | Possibility to purchase a parking space |
| Cellar | 3 m ² |
| PENB | B |
| Reference number | 106665 |



* 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.

Housing unit with a balcony in the premium Nová Myslivna residence. This perfectly quiet place is located in the middle of a forest park and at the same time only a few minutes' drive from the center of Brno. The residential project will offer residents comfortable high-standard living, a reception, parking in the underground garage, and access to a wellness and fitness zone or the garden in the courtyard.

The layout of the housing unit consists of a living room with a preparation for a kitchen, a master bedroom, another bedroom, a bathroom, a separate toilet, a hall, and a foyer. All living rooms have access to the balcony with a view of greenery.

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 65.29 m², balcony 57.59 m², cellar 3.46 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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|--|----------------------------|
| 1.5.08 | |
| 3. NP 3 + KK | |
| 2nd floor 2 bdrm | |
| 1 Předstih Hallway | 3,70 m ² |
| 2 Obývací pokoj + KK Living room + kitchen | 21,48 m ² |
| 3 Pokoj Room | 9,73 m ² |
| 4 Ložnice Bedroom | 13,63 m ² |
| 5 Chodba s pračkou Hall with washing machine | 5,38 m ² |
| 6 WC WC | 1,37 m ² |
| 7 Koupelna Bathroom | 2,94 m ² |
| Užitná plocha Usable area | 58,23 m² |
| Podlahová plocha Floor area | 65,29 m² |
| Balkón Balcony | 15,91 m² |
| Celková plocha Total area | 81,20 m² |
| EKLUZIVNÍ ZASTOUPENÍ | |
| svoboda&williams CHRISTIE'S INTERNATIONAL REAL ESTATE | |



NOVÁ MYSLIVNA

Průměrná plocha jednotlivých místností jsou pouze orientační. Vybavení zahrnuje příslušenství (lednička, lednice, žehlička, koberčiny) a elektrická zařízení, která není součástí dodávky. K dispozici je také prádelna s pračkou a sušičkou. Vybavení je standardní a odpovídá požadovanému provedení, které je povolené. Smlouvy o budoucí spolupráci. Orientace (hlavy) rovněž odpovídá v mm (když je na zápis bez centků).

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 grass dimension listed in mm (routinely without patters).

Developer
INFINITY ESTATE