



Apartment One bedroom

52 m² Praha 4, Mužíkova

1 200 € per month



Layout
One bedroom

Area
52 m²

Loggia
5 m²

Parking
1x basement

Introducing an elegantly furnished, spacious, and bright 2+kk apartment with a floor area of 55 sq.m.. The apartment unit is situated on the 2nd floor of the newly completed Nuselský pivovar residence with an elevator in Prague 4. It features a 5 sq.m. balcony with a view of a quiet courtyard, garage parking, and a cellar (4 sq.m.).

At first glance, the design interior, which was custom-created by an architectural studio, catches the eye. The north-facing living room includes a kitchenette equipped with FRANKE appliances. The bedroom, also facing north, features a spacious walk-in closet. Both living areas have access to the balcony with seating and a view of the tranquil courtyard. Additionally, the apartment offers a spacious bathroom with a bathtub and toilet, and an entrance hall.

The apartment unit is furnished with custom-made furniture. Practical features also include electric outdoor blinds, which, apart from providing security, offer a pleasant temperature regulation including complete blackout.

Fibre optic internet provides high speed connectivity for the residents of the residence.

Price	1 200 €
Floor area	52 m ²
Loggia	5 m ²
Cellar	5 m ²
Floor	2
Elevator	Ano
Parking	1x basement
Building energy rating	B

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Apartment includes a basement and garage parking, which also offers preparation for a charging station.

Heating is provided by a central gas boiler in the building.

Monthly service charges are 3,402 CZK per person + electricity, which is transferred to the tenant.

Thanks to its advantageous location on the border of Vinohrady and Nusle, the Nuselský Pivovar residence is a superb choice offering peaceful living with quick access to the city center. The close proximity of Folimanka and Grébovka parks provides residents with relaxation and leisure activities. Furthermore, nearby shops, services, and restaurants ensure all the comforts needed for everyday life.

VÁŠ MAKLÉR



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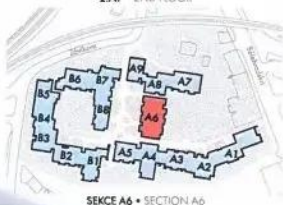
A6.206 BYT • APARTMENT

2.NP 2+KK 52,0 m²

01	CHODBA • HALL	7,4 m ²
02	OBÝVACÍ POKOJ + KK • LIVING ROOM	23,3 m ²
03	POKOJ • ROOM	10,4 m ²
04	ŠATNA • CLOAKROOM	4,5 m ²
05	KOUBEJNA • BATHROOM	6,4 m ²
UŽITNÁ PLOCHA BYTU • NET AREA		52,0 m ²
PODLAHOVÁ PLOCHA BYTU • GROSS AREA		54,8 m ²
06	LODŽIE • LOGGIA	5,1 m ²



2.NP • 2ND FLOOR



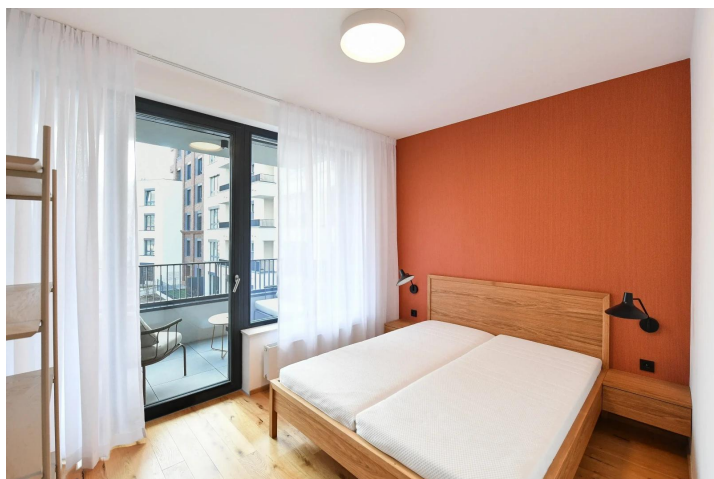
SEKCE A6 • SECTION A6



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