



## Apartment One bedroom

55 m<sup>2</sup> Praha 2, Závěšova

1 300 € per month



Layout  
**One bedroom**

Area  
**55 m<sup>2</sup>**

Loggia  
**5.3 m<sup>2</sup>**

Parking  
**1x garage**

Are you looking for a new home that will excite you with its design, views, and location? We offer for rent an exclusive 2+kk apartment of 55 m<sup>2</sup> with a 5 m<sup>2</sup> balcony on the 6th floor of the new Nusle Brewery project located at the border of Nusle, Vršovice, and Vinohrady.

The apartment features a large living room with a designer-equipped kitchen including a stone worktop, a separate bedroom, a bathroom, an entrance hall, a storage room with built-in shelves, and a balcony. The apartment was intentionally designed to be maximally bright and pleasant. It is located on the second highest floor of the building, away from the main road, with beautiful views from the windows and balcony. Oak floors, wooden windows with external blinds, a designer acoustic panel on the living room TV wall, and air conditioning are all used in the apartment. Both rooms are prepared for the installation of curtains and drapes. The apartment faces southeast. Included with the apartment are a garage parking spot and a cellar.

A location with soul:

- Perfect accessibility: Vyšehrad Metro Station 5 minutes on foot, tram stops in

<b>Price</b>	1 300 €
<b>Floor area</b>	55 m <sup>2</sup>
<b>Loggia</b>	5.3 m <sup>2</sup>
<b>Floor</b>	6
<b>Elevator</b>	Ano
<b>Parking</b>	1x garage
<b>Building energy rating</b>	B

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front of t

he building and the future Bratří Synků Metro Station right next door.

- Greenery within reach: Grébovka and Folimanka parks practically around the corner, perfect for relaxation.
- Urban life: A few minutes by tram to Náplavka, Nusle full of great cafes, restaurants, and local spots.
- Nusle Brewery: A historic complex that by summer/autumn 2025 will transform into a top destination with services, cafes, restaurants, a brewery, and shops.

Additional benefits of living in Nusle Brewery:

- Smart technologies: The 2N app allows for contactless movement around the complex.
- Shared spaces: There is a stroller storage area and rooms for washing bicycles.

The rent is 33,000 + utilities 4,500 + electricity transferred to the tenant.

Deposit of 2 rents.

Energy label of the building - B

This apartment offers not only comfortable living but also the atmosphere of a place you will fall in love with. For more information and to arrange a viewing, please do not hesitate to contact us.

The landlord reserves the right to select the tenants according to their criteria.

## VÁŠ MAKLÉR



**Zuzana Slezáková**

+420 602 544 858

info@philip-frank.com

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**NUSELSKÝ PIVOVAR**  
REZIDENCE

B5.603 BYT • APARTMENT

6.NP 2+KK 54,8 m<sup>2</sup>

01	CHODBA • HALL	6,0 m <sup>2</sup>
02	OBÝVACÍ POKOJ + KK • LIVING ROOM	24,0 m <sup>2</sup>
03	POKOJ • ROOM	14,2 m <sup>2</sup>
04	KOMORA • UTILITY ROOM	5,3 m <sup>2</sup>
05	KOUPELNA • BATHROOM	5,5 m <sup>2</sup>
UŽITNÁ PLOCHA BYTU • NET AREA		54,8 m <sup>2</sup>
PODLAHOVÁ PLOCHA BYTU • GROSS AREA		57,2 m <sup>2</sup>
06	LODŽIE • LOGGIA	5,3 m <sup>2</sup>



6.NP • 5TH FLOOR



SEKCE B5 • SECTION B5

800 555 955  
nuselskypivovar@pentarealestate.com  
www.nuselsky-pivovar.com



Orientační hrubý rozměr kótovaný v mm (kótováno na zdivo bez omítky) • Approximate rough dimension dimensioned in mm (dimensioned for masonry without plaster)

Poznámka: Plochy jednotlivých místností jsou pouze orientační. Vyrobené zařízení v půdorysu (nábytek, kuchyňská linka, elektrické spotřebiče, atd.) není součástí dodávky. Rozsah dodávky, specifikace konstrukcí, povrchové úpravy a vybavení jsou specifikovány ve standardním provedení, které je přílohou Smlouvy o budoucí kupní smlouvě.  
The areas of individual rooms are indicative only. The equipment shown in the floor plan (furniture, kitchen units, electrical appliances, etc.) is not included. The scope of the supply, specification of structures, surface finishes and fixtures and fittings are specified in the standard design description, which is attached to the Preliminary Purchase Agreement.

**PENTA**  
REAL ESTATE



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