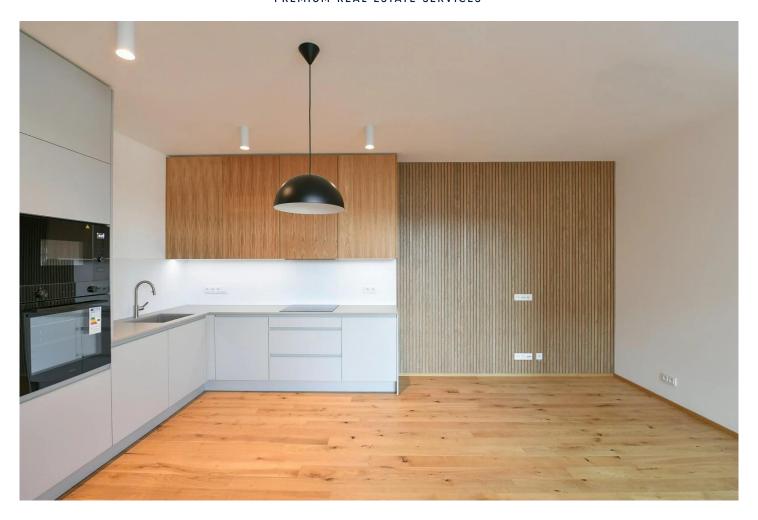
PHILIP&FRANK

PREMIUM REAL ESTATE SERVICES



Apartment One bedroom

55 m² Praha 2, Závišova

1300 € per month



1300€

Layout	Area
One bedroom	55 m ²

Loggia
5.3 m²

Price

Parking lx 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 m2 with a 5 m2 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.

Floor area	55 m²
Loggia	5.3 m²
Floor	6
Elevator	Anc
Parking	1x garage
Building energy rating	В

A location with soul:

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

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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 MAKLÉŘ



Zuzana Slezáková +420 602 544 858 info@philip-frank.com

55 m² Praha 2, Závišova

1 300 € per month



800 555 955

nuselskypivovar@pentarealestate.com



	B5.603 BYT · APARTMENT		
	6.NP 2+KK 54,8	m ²	
01	CHODBA • HALL	6,0 m²	
02	OBÝVACÍ POKOJ + KK • LIVING ROOM	24,0 m ²	
03	POKOJ • ROOM	14,2 m ²	
04	KOMORA • UTILITY ROOM	5,3 m ²	
05	KOUPELNA • BATHROOM	5,5 m ²	
UŽľ	INÁ PLOCHA BYTU • NET AREA	54,8 m²	
POE	DLAHOVÁ PLOCHA BYTU • GROSS AREA	57,2 m²	
06	LODŽIE • LOGGIA	5,3 m ²	







Orientatin hruby' rozměr klotovaný v mm (klotováno na zdívo bez omítky) * Approximate rough dimensioned minessioned in mn (dimensioned for missony without plaster.

Poznámka Podry jednoslých nimsou ji pou pouzo orientačí. V klodovaný ve dzidostini povodení, který budynek, kudyhák letika, elektrické sposlikaje, od.) není součástí dodávky Rozsoh dodávky sposlíkaou komstrála, povothová i povodení jsou spodlova komstrála, povothová úpravy su výsovení jsou spodlova komstrála, povothová úpravy su výsovení jsou spodlova komstrála, povothová úpravy su výsovení jsou spodlovány se standostini povodení, který jednoslovány od vodová kujení slovová.

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