



Apartment One bedroom

57 m² Praha 2

1 400 € per month



Layout
One bedroom

Area
57 m²

Loggia
7 m²

Parking
1x garage

Are you looking for a new home that will excite you with its design, view, and location? We offer for rent an exclusive 2+kk apartment of 57m² with a 7m² balcony on the 5th floor of the new Nuselský Brewery project on the border of Nusle, Vršovice, and Vinohrady. The apartment features a large living room with a designer-equipped kitchen including a stone countertop, 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 comfortable. It is located on the second highest floor of the building, away from the main road, and offers beautiful views from the windows and balcony. The apartment has oak floors, wooden windows with external blinds, a designer acoustic panel on the TV wall in the living room, and is air-conditioned. Both rooms are equipped with built-in preparations for curtains and drapes. The apartment faces southeast. Included with the apartment is a garage parking space and a basement storage unit.

Price	1 400 €
Floor area	57 m ²
Loggia	7 m ²
Floor	5
Elevator	Ano
Parking	1x garage
Building energy rating	B

The location has soul:

- Excellent accessibility: Vyšehrad metro station is a 5-minute walk away, tram stops in front of the house, and the future Bratří Synků metro station right next

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door.

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

Additional benefits of living in the Nuselský Brewery:

- Smart technologies: The 2N app allows contactless movement around the complex.
- Shared spaces: A pram storage and bike washing rooms are available.

Rent is 35,000 + charges 4,500 + electricity transferred to the tenant.

Deposit is 2 months' rent.

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, do not hesitate to contact us.

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

VÁŠ MAKLÉR



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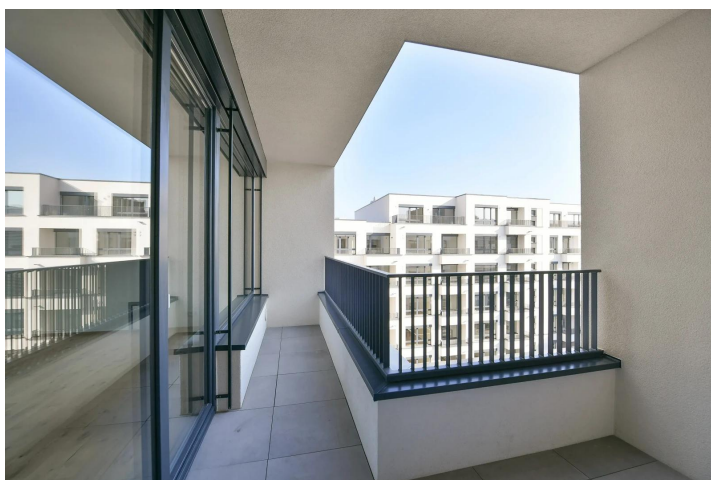
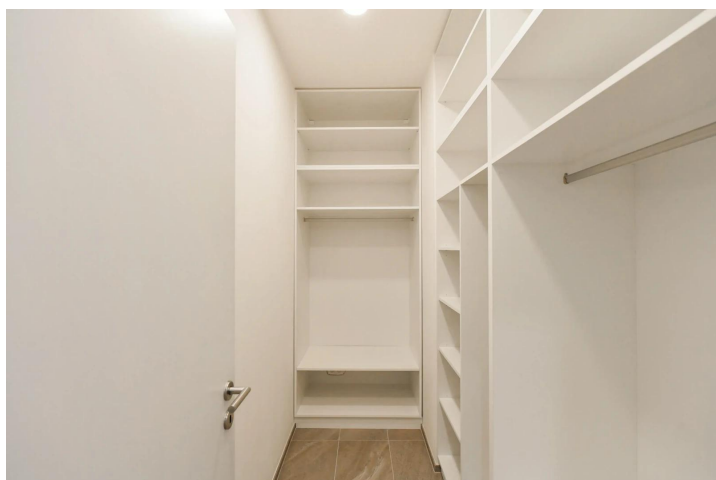
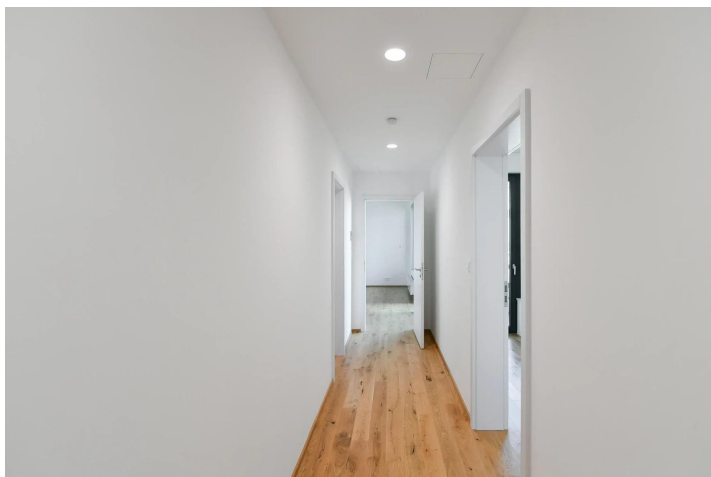
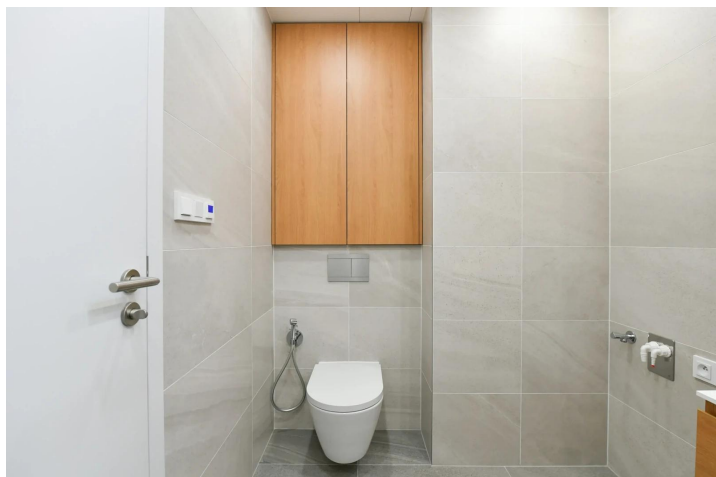
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NUSELSKÝ PIVOVAR
REZIDENCE

B7-506 BTT • APARTMENT

01	CHODBA • HALL	8,4 m ²
02	OBÝVAČSKÝ PROSTOR • LIVING ROOM	26,7 m ²
03	STUŽIO • STUDIO	12,5 m ²
04	KOMNATA • BEDROOM	4,1 m ²
05	KUPELNA • BATHROOM	5,1 m ²
06	KUCHYŇSKÁ LÍNY • KITCHEN	14,1 m ²
07	KOŠIČKOVNÁ SOUDA STĚNA • COAT closet	10,4 m ²
08	LODŽIE • TERRACE	7,0 m ²



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Číslovné hodnoty uvedené v tomto inzerátu jsou orientační. Vyhovíme požadavkům na přání. Všechny údaje jsou orientační a nezávazné. Pro více informací nás kontaktujte na telefonním čísle 800 555 955.

Právnická osoba poskytující informace o tomto inzerátu je Penta Real Estate, s.r.o. Všechny údaje jsou orientační a nezávazné. Pro více informací nás kontaktujte na telefonním čísle 800 555 955.

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