PHILIP≗FRANK

PREMIUM REAL ESTATE SERVICES



One-bedroom Apartment 55 m² Praha 2, Závišova

Layout	Area	Loggia
One-bedroom	55 m²	5.3 m

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.

A location with soul:

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

1200 € per month



1 200 €

55 m²

5.3 m²

6

В

Ano

1x garage

oggia	Parking
3 m²	1x garage
Price	
Floor area	
Loggia	
Floor	
Elevator	
Parking	lx

Building energy rating

Štefánikova 1/65 150 00 Praha 5 Česká republika

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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 29 900 + 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.

1200 € per month



VÁŠ MAKLÉŘ



Zuzana Slezáková

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1 200 € per month



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	6.NP 2+KK 54,8	
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 m²
05	KOUPELNA • BATHROOM	5,5 m²
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

SEKCE B5 • SECTION B5



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1200 € per month



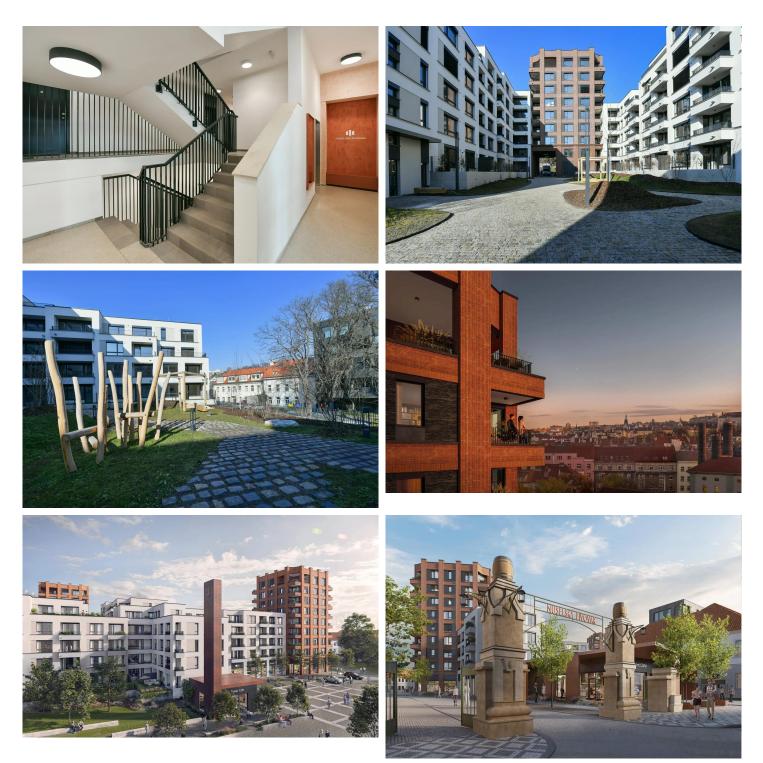


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