# **PHILIP&FRANK**

PREMIUM REAL ESTATE SERVICES



#### **One-bedroom Apartment**

57 m<sup>2</sup> Praha 2

#### 1300 € per month



Layout	Area	Loggia	Parking
One-bedroom	57 m <sup>2</sup>	7 m <sup>2</sup>	1x garage

Are you looking for a new home that excites 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 a new building in the Nuselský Pivovar project on the border of Nusle, Vršovice, and Vinohrady.

The apartment features a large living room with a designer kitchen equipped with 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 pleasant. It is located on the second highest floor of the building, away from the main traffic, with beautiful views from the windows and balcony. Oak floors, wooden windows with external blinds, a designer acoustic panel on the TV wall in the living room, and air conditioning were used in the apartment. Both rooms have built-in preparations for drapes and curtains.

The apartment faces southeast. Included with the apartment are a garage parking space and a cellar, air conditioning!

Location with a soul:

Price1 300 €Floor area57 m²Loggia7 m²Floor5ElevatorAnoParking1x garageBuilding energy ratingB

#### 57 m<sup>2</sup> Praha 2

- Perfect accessibility: Vyšehrad Metro Station 5 minutes on foot, tram stops in front of the house
- Greenery within reach: Grébovka and Folimanka parks practically around the corner, ideal for relaxation.
- Urban life: Just a few minutes by tram to Náplavka, Nusle full of great cafes, restaurants, and venues.
- Nuselský Brewery: A historical site that by summer/autumn 2025 will transform into a top destination with services, cafes, restaurants, a brewery, and shops.

Additional benefits of living in Nuselský Pivovar:

- Smart technologies: The 2N application enables contactless movement throughout the area.
- Shared spaces: A stroller storage room and bike wash rooms are available.

Rent 31,900 + charges 4,500 + electricity transferred to the tenant.

Deposit 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, do not hesitate to contact us.

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

### 1 300 € per month



# VÁŠ MAKLÉŘ



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57 m² Praha 2

















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