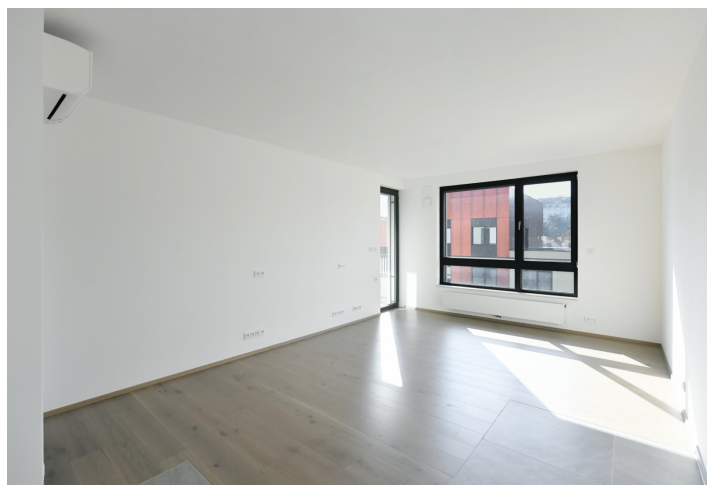




Apartment Three-bedroom (4+kk)

Sold

91 m², Prague 4, Nusle, Mužíkova





Apartment Three-bedroom (4+kk)

Sold

91 m², Prague 4, Nusle, Mužíkova

| | |
|------------------|-------------------------|
| Total area | 105 m² |
| Floor area* | 91 m² |
| Loggia | 14 m² |
| Parking | 2 garage parking spaces |
| Cellar | Yes |
| PENB | B |
| Reference number | 110747 |

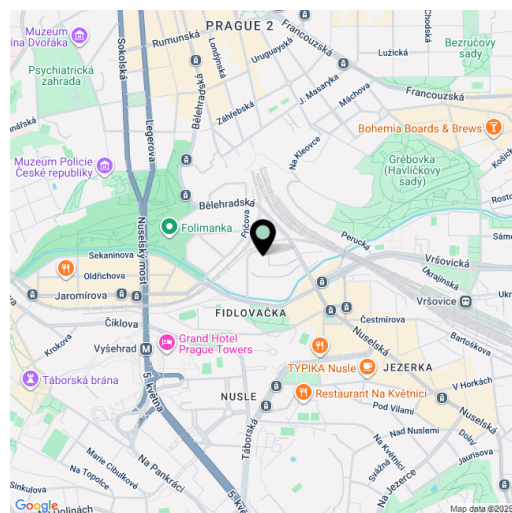
This new air-conditioned three-bedroom apartment with a loggia is located on the 3rd floor of the Residence Nuselský Pivovar, built to a high standard in a modern residential district created through the extensive revitalization of a historic brewery complex on the border of Vinohrady and Nusle. The apartment comes with two garage parking spaces.

The apartment is laid out with a living room featuring a kitchenette and dining area, a master bedroom with a **walk-in closet**, two additional bedrooms, a bathroom with a bathtub and toilet, a separate toilet, a utility room, and a spacious entrance hall. **The loggia** is accessible from both the living room and the master bedroom.

High-quality materials and finishes include **wooden windows** with triple-glazed insulating glass and **external blinds**, three-layer oak-effect wooden floors, large-format ceramic tiles, flush interior doors by Lignis, a security entrance door, **air-conditioning**, and a 2N video intercom. The apartment features custom electrical and data installations. Infrastructure for a wallbox is prepared for the **two garage spaces** included in the price. The modern apartment building, designed by a renowned architectural studio, has an **elevator** and central boiler system, complemented by a **green courtyard** with relaxation zones. The revitalized micro-location also features a **new shopping passage** with a post office, supermarket, selected services, a traffic-free square, a brewery, and a community center.

The advantage of living on the **border of Vinohrady and Nusle** is close proximity to city parks and easy access to the city center. Nearby **Bratří Synků Square** and Nuselská Street offer a wide range of shops, restaurants, and services. **Folimanka Park** is suitable for various sports activities, and the beautiful **Havlíčkovy Sady** provide a children's playground, a petanque area, and a café. Quick connections to the city center are ensured by trams, and the planned opening of **the line D metro station** at Bratří Synků Square will further enhance the district's appeal.

Floor area 91 m², loggia 13.8 m², cellar 4.6 m².



* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

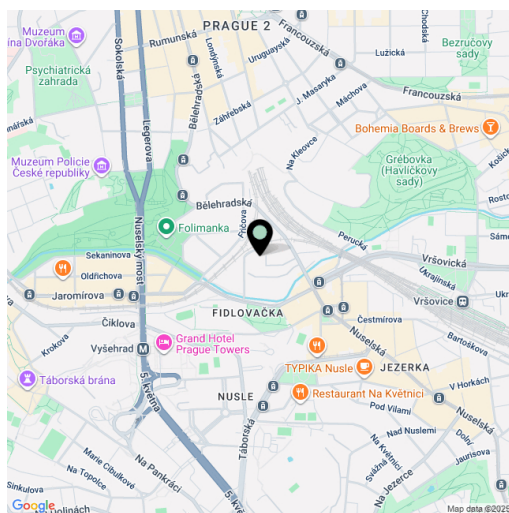


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91 m², Prague 4, Nusle, Mužíkova

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