



Apartment One-bedroom (2+kk)

Rented

66.3 m², Prague 4, Nusle, Mužíkova



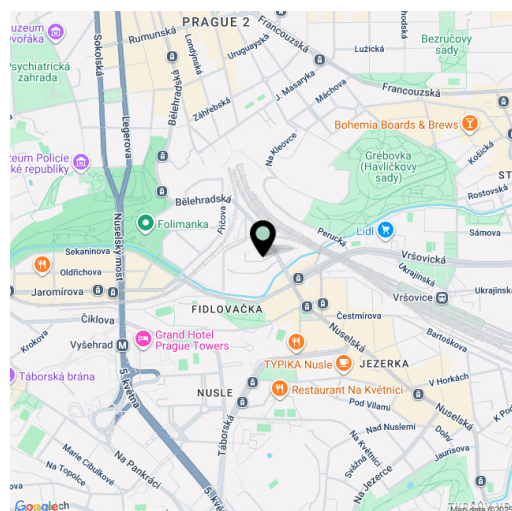


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Total area	72 m ²
Floor area*	66 m ²
Loggia	5 m ²
Parking	Garage parking
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 4,000. Electricity is billed separately.
PENB	B
Reference number	110785
Available from	Immediately



This brand-new, good-quality unfurnished 1-bedroom apartment with an enclosed balcony and nice far-reaching views is on the 5th floor of a modern building in the Nuselský pivovar project with parking, on a quiet street just steps from the Na Fidlovačce Park and Theater, and moments from a tram stop. Located in the popular Vinohrady residential neighborhood in close vicinity of Folimanka and Havlíčkovy Sady parks, near Náměstí Bratří Synků Square, with full amenities and quick connections to the city center. The building is situated just a few tram stops from the the I.P. Pavlova and Náměstí Míru metro stations. The closest metro station is Vyšehrad.

The interior features a living room with a fully fitted open plan kitchen and access to the **enclosed balcony**, a bedroom with a built-in wardrobe, a bathroom (bathtub, toilet with a bidet shower), a storage room, and an entrance hall with a built-in wardrobe.

Hardwood floors, tiles, security entry door, automatic exterior blinds, central heating, Bosch kitchen appliances, dishwasher, induction stove top, microwave oven, **cellar**. A **garage parking** space is included.

* 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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01	CHODBA • HALL	6,8 m²
02	OBÝVAČÍ POKOJ+KK • LIVING ROOM	27,4 m²
03	ŠATNA • CLOAKROOM	4,6 m²
04	KOUPELNA • BATHROOM	4,4 m²
05	POKOJ • ROOM	16,8 m²
06	KOMORA • UTILITY ROOM	2,7 m²
UŽITNÁ PLOCHA BYTU • NET AREA		62,7 m²
PODLAHOVÁ PLOCHA BYTU • GROSS AREA		66,3 m²
07	BALKON • BALCONY	5,4 m²

