



Apartment One-bedroom (2+kk)

€ 417 698 | CZK 10 290 000

41 m², Prague 4, Nusle, Mužíkova





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Total area	45 m²
Floor area*	41 m²
Terrace	4 m²
Parking	1 garage parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	108462

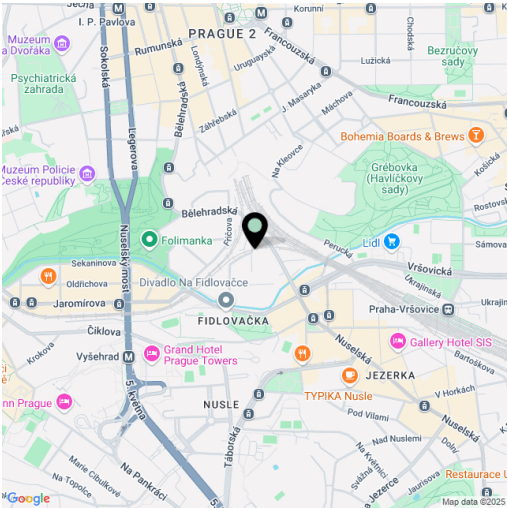
This brand-new, bright apartment with a loggia and a garage parking space is located in the unique Nuselský Pivovar project, which is currently being completed at the foot of Vinohrady. The area offers excellent amenities and easy access to the city center, with several parks nearby and the future metro station at Náměstí Bratří Synků Square just a short distance away.

The layout of the apartment on the top (5th) floor of the building consists of a living room with a preparation for a kitchen, a bedroom, a bathroom with a shower, sink, toilet, and connection for a washing machine, as well as an entrance hall. The loggia, offering a beautiful view of the inner courtyard and the nearby Vinohrady district, is accessible from both the living room and the bedroom.

The apartment has recently been approved for occupancy. The equipment includes large-format wooden windows with triple glazing, exterior blinds, natural stone window sills, wooden floors, a high-end bathroom with large-format tiles, a heated towel rail, underfloor heating, a preparation for air-conditioning, and a Jablotron security system. Heating is provided by a central boiler room. The building is equipped with a camera system, chip-controlled access, and a master key system for shared spaces. The purchase price includes a garage parking space and a large storage unit with a ceiling height of over 3.5 meters, as well as access to a shared, lockable bike storage room. The Nuselský Pivovar residence seamlessly combines carefully renovated historic buildings with a modern residential concept. The historic part of the brewery is listed in the State Register of Cultural Monuments.

The surrounding area offers numerous restaurants, cafés, shops, and a theater. Within the project itself, there will be a supermarket, a drugstore, a pharmacy, a café, a bakery, a restaurant, and a newsstand. The neighborhood is further enhanced by Havlíčkovy Sady Park, which connects to Perucká Stráň, as well as the Na Fidlovačce and Folimanka parks. The location boasts excellent transport connections with multiple tram lines, and the upcoming metro line D will further improve accessibility.

Floor area 41 m², loggia 4.4 m², storage unit 4.7 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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