

Praha, Nusle, Závašova



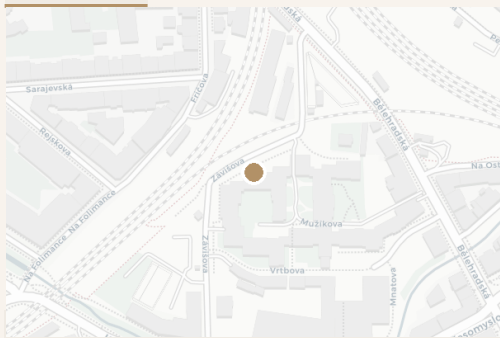
## Property details

Usable area	<b>42 m<sup>2</sup></b>
Balcony	<b>4 m<sup>2</sup></b>
Parking	<b>No</b>
Cellar	<b>Yes</b>
Floor of placement	<b>2. NP</b>
Building condition	<b>New building</b>
Furnished	<b>No</b>
Ownership	<b>Personal</b>
PENB	<b>G - Extremely inefficient</b>
Category	<b>Rent - Apartments - 2+kk</b>
Housing costs	<b>3100 Kč</b>
Available from	<b>11. 5. 2026</b>
ID	<b>01243-1</b>

## Contact

Broker	Veronika Nüsserová
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## Location



## Description

We offer for long term rent a new, luxurious and so far uninhabited apartment 2 + kk with a total area of 40m<sup>2</sup>, located on the 1st floor of a building with elevator in the residential project Nuselský pivovar in Prague 4 - Nusle.

The main space is a bright and spacious living room, which is connected to the kitchenette. Thanks to large windows there is plenty of daylight, which creates a pleasant atmosphere. The kitchen is new and equipped with high quality modern appliances, including: electric oven, hob, extractor hood, fridge, dishwasher. The apartment has a spacious balcony accessible from the living area. The apartment has built-in wardrobes in the hallway and bedroom.

The apartment has a cellar. During January, outdoor electric blinds will be installed.

The apartment combines modern style and practicality, making it an ideal choice for a single person or couple looking for a comfortable and cozy living in a pleasant environment.

The surroundings of the new Nuselský pivovar project combine history and modern city life. In the near future, shops will also be built directly on the premises of the residential complex. Nearby are tram stops and metro stations (line C - Pankrác or Vyšehrad). Nearby is Folimanka Park, a pleasant place for walks, sports or relaxation. Vyšehrad with its gardens is also within easy reach.

Deposit: 35.000Kč.

1x monthly rent + 21% VAT

Monthly costs of the apartment are 3.100 CZK including household and liability insurance. Electricity is transferred to the tenant. We will take care of the transfer completely.

The apartment is available immediately.