



## Apartment One-bedroom (2+kk)

€ 437 500 | CZK 10 990 000

56 m<sup>2</sup>, Prague 4, Nusle, Mužikova





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Total area	67 m <sup>2</sup>
Floor area*	56 m <sup>2</sup>
Terrace	11 m <sup>2</sup>
Garden	37 m <sup>2</sup>
Parking	1 garage parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	105846

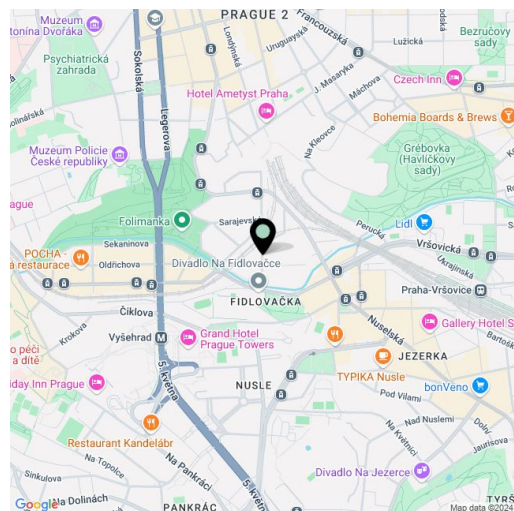
This completely new apartment with two terraces, two front gardens, and a garage parking space is located in the Nuselský pivovar residence, which is currently being completed at the border of Nusle and Vinohrady, near parks and the future metro station on Bratří Synků Square.

The layout of the ground floor apartment consists of a living room with a kitchen, 1 bedroom, a bathroom (with a bathtub, a sink, toilet, and connection for a washing machine), a closet, and a foyer. The living room has access to a **quiet southeast and northwest-facing terrace**.

The apartment is newly approved. Floors are **wooden** as well as the large windows with insulating triple glazing and window sills are made of **natural stone** and are prepared for exterior blinds. The bathroom has a **heated towel rail** and heated tiles. The facilities will include a kitchen. Heating is provided by a central boiler and security is ensured by a **Jablotron** security system; the residence also has a **camera system, chip entry**, and a master key system in the common areas. The purchase price includes a **garage space** and a **large cellar**, and a **common lockable bicycle shed** is also available to residents.

The surroundings are full of restaurants and cafes, shops, and a theater, a supermarket, drugstore, pharmacy, cafe, bakery, restaurant, or newsagent's will operate right in the project. The area is made more pleasant by **several parks: Na Fidlovačce, Folimanka, Perucká Straň**, and the adjoining **Havlíčkovy Sady**. Excellent transport connections are provided by trams, and in the future a **metro line D** will be added.

Floor area 56 m<sup>2</sup>, terraces 6 m<sup>2</sup> and 4.6 m<sup>2</sup>, front gardens 30.5 m<sup>2</sup> and 6.5 m<sup>2</sup>, cellar 3.9 m<sup>2</sup>.



\* 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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