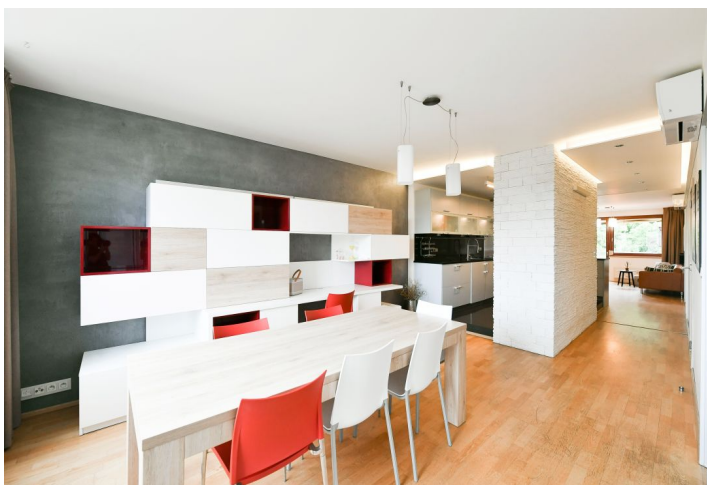


## Apartment Two-bedroom (3+kk)

Rented

99 m<sup>2</sup>, Prague 2, Nusle, Lumírova



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Rented

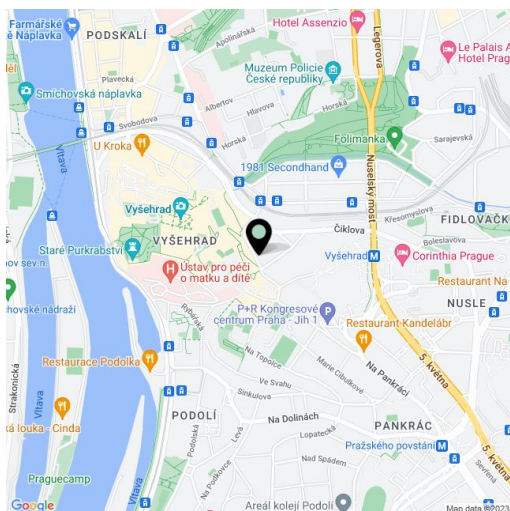
99 m<sup>2</sup>, Prague 2, Nusle, Lumírova

Total area	104 m <sup>2</sup>
Floor area*	99 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	-
Cellar	-
Service price	Monthly deposit for services, water, and heating approx. CZK 10,000. Electricity is billed separately - transferred to the tenant.
PENB	G
Reference number	102109
Available from	Immediately

This fully furnished air-conditioned apartment with a balcony and green views is on the third floor of a modern building with a shared courtyard garden and underground parking. Set in a quiet residential neighborhood opposite Lumírovy Sady Park with a children's playground, in close proximity to the gardens of Vyšehrad Castle. A location with quick access to the city center and complete amenities and services, just a short walk from the Vyšehrad metro station.

The interior features a living room with a fully fitted open plan kitchen, a dining area, and access to the **balcony** facing a quiet street, 2 bedrooms with built-in furniture and storage, a bathroom with both a bathtub and a walk-in shower, a separate toilet, a fitted **walk-in closet**/storage room, and an entrance hall.

**Air-conditioning, hardwood parquet floors**, tiles, central heating, washing machine, dishwasher, microwave oven, TV.



\* 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.