

## Apartment One-bedroom (2+kk)

Rented

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



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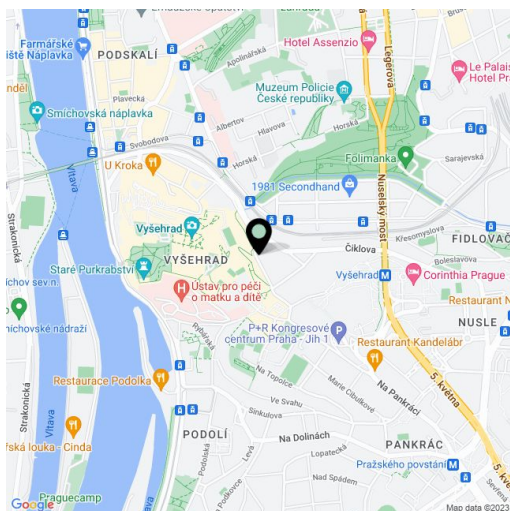
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Total area	99 m <sup>2</sup>
Floor area*	90 m <sup>2</sup>
Terrace	9 m <sup>2</sup>
Parking	One garage parking space.
Garage	Yes
Cellar	Yes
Service price	Deposit for service charges, water, and, heating CZK 9,000 per month. Electricity is billed separately.
PENB	G
Reference number	30171
Available from	Immediately

Benefiting from a terrace and views of the adjacent park and the Vyšehrad gardens, this furnished, fully air-conditioned 1-bedroom attic apartment is situated on the 7th topmost floor of a modern building with a shared courtyard garden and underground parking. A quiet location opposite Lumírovy Sady Park with a children's playground, moments from the gardens of the Vyšehrad fortress complex, with quick access to the city center and urban amenities, just a short walk to the Vyšehrad metro station (line C).

The interior consists of a spacious living room with a dining area, a fully fitted open plan kitchen, an open study area with access to the **terrace** with an electric grill, one bedroom with a **walk-in closet**, a shower room with a toilet, and an entrance hall with built-in wardrobes.

**Hardwood floors**, tiles, security entry door, built-in wardrobes and storage, blinds, automatic **awning** in the bedroom and on the terrace, central heating, washer, dishwasher, TV, **cellar**, elevator, shared garden with a barbecue area. One **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.