

## Apartment One-bedroom (2+1)

Rented

77 m<sup>2</sup>, Prague 2, Nusle, Nezamyslova



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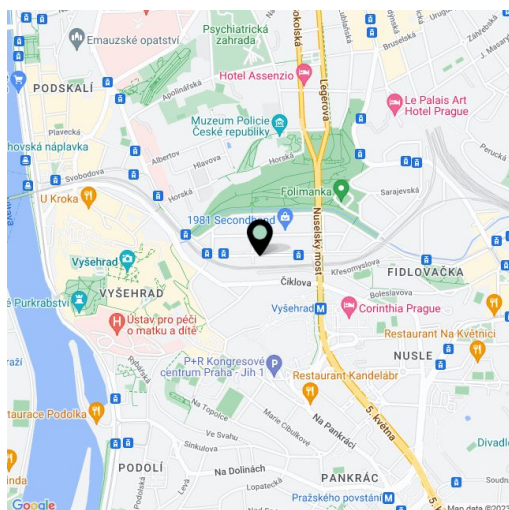
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Total area	80 m <sup>2</sup>
Floor area*	77 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	30551
Available from	Immediately

Fully furnished and renovated 1-bedroom flat with an enclosed balcony, on the fourth floor of an apartment building without a lift. Located in a very attractive part of Nusle in close vicinity of the Vyšehrad Castle, Ostrčilovo Square and Folimanka Park with a children's playgrounds and an outdoor gym. Full amenities within easy reach, very quick access to the city center, tram stop a minute walk from the building.

The flat features a walk-through living room, one bedroom with built-in wardrobes, a fully fitted kitchen with dining area and balcony access, pantry, bathroom with a bathtub, a separate toilet, and entrance hall.

Preserved original details, **solid wood parquet floors**, PVC, security entry door, gas boiler, dishwasher, kitchenware. Service charges and water CZK 1000-1500 per month. Gas and electricity will be transferred to the tenant.



\* 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.