

## Apartment Three-bedroom (4+1)

Rented

226 m<sup>2</sup>, Prague 4, Nusle, Marie Cibulkové



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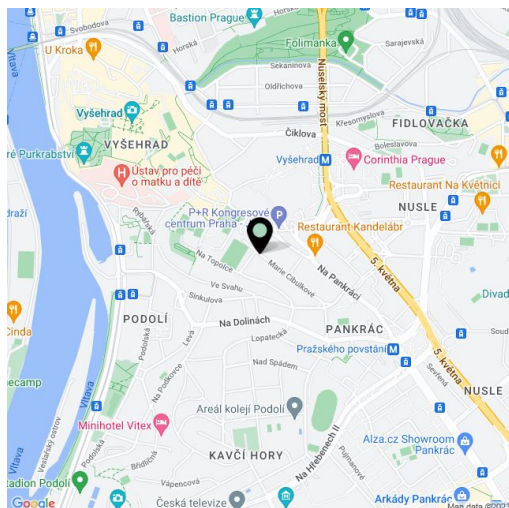
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Total area	251 m <sup>2</sup>
Floor area*	226 m <sup>2</sup>
Terrace	25 m <sup>2</sup>
Parking	Parking can be arranged in nearby garages at extra charge.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	39789
Available from	Immediately

This spacious, partly furnished 3-bedroom 2-bathroom duplex apartment with a terrace offering beautiful wide views of the city is an attic extension on the 4th floor of a reconstructed brick house with an elevator. A pleasant location on a quiet impassable street near Na Topolce Park and the entrance to the large park in Vyšehrad. A metro station is a 10-minute walk away, and within reach is a grocery store, cafe, restaurant, pharmacy, and sports complex.

On the entrance level, there is a living room with a fully equipped kitchen, 2 bedrooms, a bathroom with a bathtub and a toilet, a separate toilet, a utility room with a washer, a gas boiler, and a **large freezer**, and an entrance hall. The attic consists of a spacious **gallery** with access to the **terrace**, 1 bedroom, **2 walk-in closets**, and a bathroom with a **sauna**, bathtub, and toilet.

**Wooden floors**, tiles in the bathrooms with **underfloor heating**, built-in wardrobes, heating and cooling system in the walls and ceilings, dishwasher, microwave, **American fridge**, induction and gas hob, washer with dryer, cellar. Garage parking can be rented at the nearby Congress Center. Deposit for common building charges and water CZK 3,000/month, gas and electricity are billed separately. Available from October 2022.



\* 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.