



## Apartment Two-bedroom (3+kk)

Rented

180 m<sup>2</sup>, Prague 4, Nusle, Bartoškova





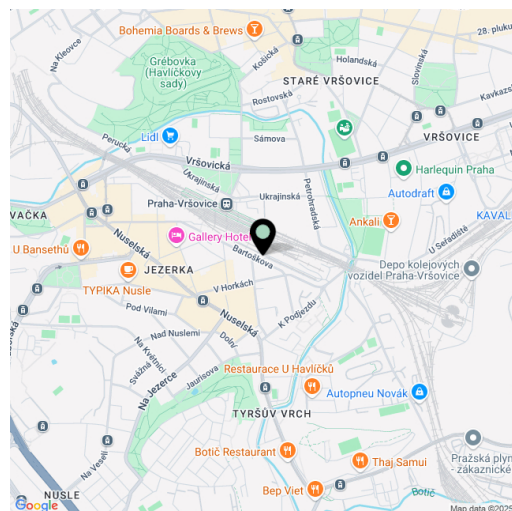


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Total area	250 m <sup>2</sup>
Floor area*	180 m <sup>2</sup>
Terrace	70 m <sup>2</sup>
Parking	Parking space in the courtyard.
Cellar	-
Service price	Monthly deposit for services, water, and heating: CZK 10,000. Electricity is billed separately (transferred to the tenant).
PENB	G
Reference number	108560
Available from	Immediately



This spacious, atypical furnished loft apartment with 2 bathrooms and a huge roof terrace (70 m<sup>2</sup>) is on the 3rd floor of a renovated apartment building with no elevator in Nusle, Prague 4. Located just moments from Bratří Synků Square with tram stops, in a neighborhood with full amenities, great connections to the city center, and close to Jezerka park. The Jiráskovy Sady, Na Fidlovačce and Folimanka parks, and romantic Grébovka Park can be reached on foot. Conveniently located for the Arkády Pankrác shopping mall and Pankrác business center. The closest metro stations are Vyšehrad, Pražského povstání, and Pankrác.

The lower level of the apartment includes a spacious living room with a fully fitted open plan kitchen, a bathroom (bathtub, toilet), a utility room, and an entrance hall. The upper - loft level - features an open bedroom, a study area, a fitted **walk-in closet**, and a second bathroom (walk-in shower, toilet). There is also a staircase leading up to a large **roof terrace** with panoramic views.

**Hardwood floors**, tiles, security entry door, storage, automatic exterior blinds, pleated blinds, central heating, washer/dryer, dishwasher, induction stove top.

\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.