



## Apartment Studio (1+kk)

38 m², Prague 4, Nusle, Lumírova

Rented





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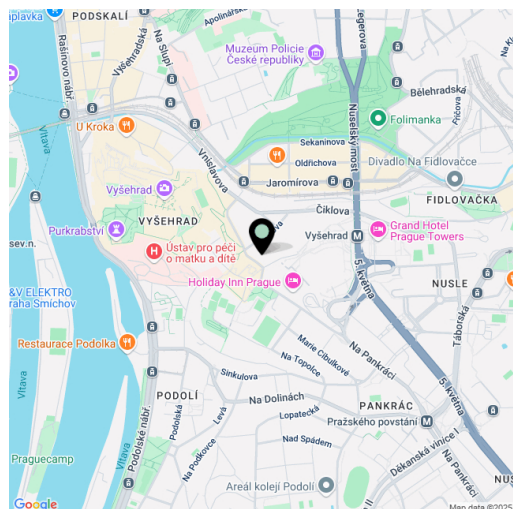
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Total area	48 m²
Floor area*	38 m²
Terrace	10 m²
Parking	Garage parking
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 3,800. Electricity is billed separately.
PENB	C
Reference number	109489
Available from	Immediately

This unfurnished studio apartment with a terrace and green views is situated on the 1st floor of the Vyšehrad Residence, building "A." Located minutes from the Vyšehrad metro station (line C), a few stations from the city center, in a quiet green corner on the border of Prague 2 and 4, in close vicinity of the Vyšehradské sady, Lumírový sady, and Na Bělce parks, and with amenities and services within easy reach. The Prague Congress Center, a venue with numerous cultural events, is also located in the vicinity of the residence.

The interior includes a living room/bedroom with a fully fitted open plan kitchen, a large built-in wardrobe and access to the **terrace**, a bathroom with a walk-in shower and a toilet, and an entrance hall with built-in wardrobes.

High-standard finishes, **air-conditioning**, **hardwood oak floors**, large-format floor and wall tiles, security entry door, Laufen and Kartell by Laufen sanitary ware, Grohe Essence designer concealed taps, rebateless interior doors, cooling unit, central heating, washer/dryer, dishwasher, induction stove top, microwave oven, video entry phone, **cellar**, elevator. A **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.