



## Apartment Two-bedroom (3+1)

Rented

124 m<sup>2</sup>, Prague 4, Nusle, Na Výsledku II





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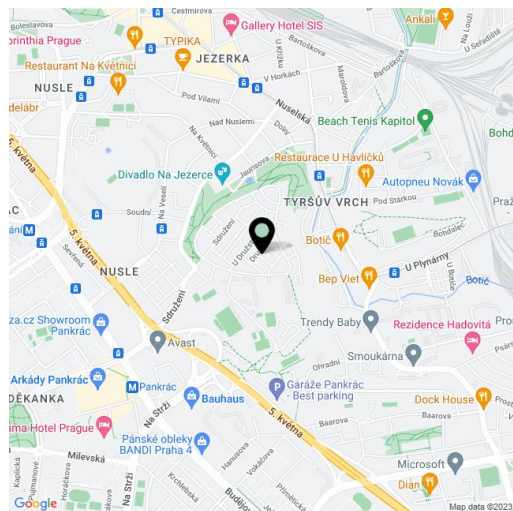
Total area	135 m²
Floor area*	124 m²
Terrace	11 m²
Parking	-
Cellar	Yes
PENB	G
Reference number	28309
Available from	Immediately

Partly furnished air-conditioned 2-bedroom flat with a terrace, on the top floor of a completely renovated apartment building with a new lift and a private garden. Pleasant living in a quiet location with plenty of greenery in the nearby Jezerka Park. Shopping center is three minutes by car, within walking distance of Pankrác metro station, line C, trams, Pankrác and Brumlovka business centre.

The apartment offers a living room with a **southwest terrace**, two bedrooms with a shared bathroom (one bedroom with a large glass door leading to the terrace), a fully fitted kitchen with dining area, hallway, a fitted walk-in closet, and a separate toilet. The bright and spacious attic gallery can be used as a study or another bedroom.

Wooden floors, plastic windows with remote control operated security blinds, electric awning over an illuminated terrace with water and electricity. Siemens kitchen appliances. Alarm with connection to a security agency. Gas boiler heating. Cellar. Residents can use the enclosed **landscaped garden with a children's playground**. Possibility to rent up to two parking spaces on a secured plot nearby. Common building charges and energies approx. CZK 3.500. Available from February 2021.

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\* 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.