



## Apartment Three-bedroom (4+kk)

Sold

108 m<sup>2</sup>, Prague 2, Vyšehrad, Lumírova





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Total area	126 m <sup>2</sup>
Floor area*	108 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Terrace	13 m <sup>2</sup>
Parking	The possibility to rent a parking space.
Garage	Yes
Cellar	-
Service price	3 794 CZK monthly
PENB	G
Reference number	29985

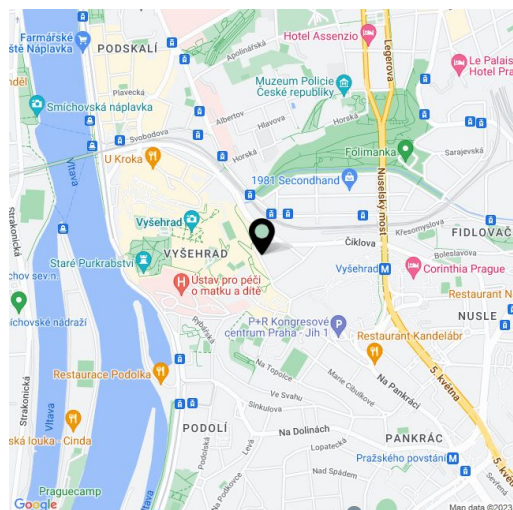
**Duplex apartment with a balcony and a terrace, offering a comfortable seating area with a view of the Prague skyline right next to the entrance to Vyšehradské and Lumírovy sady gardens, in a location with great accessibility and plenty of services.**

The layout of the entry level on the 5th floor accessible by the lift consists of an open space entrance hall, and a bright and airy living room with a kitchen, as well as a bedroom, a closet, a bathroom (shower, toilet), and a balcony. On the upper floor, there is a spacious gallery, a bedroom, a bathroom (bath, toilet), and a study with access to a **partially covered terrace**.

Features include **wooden skylights** (in the living room in 2 rows), floating laminate flooring and tiles, a fully equipped kitchen (ceramic hob, electric oven, dishwasher, refrigerator with a freezer), an **awning over the terrace**, and cable TV. Heating is provided by a gas boiler. The apartment has a security entrance door, and is guarded by an alarm. The building is currently being reconstructed. Parking is free of charge in the residential area in front of the house, and there is the **possibility to rent a parking space** in the neighboring house.

The quiet one-way street has a row of apartment buildings on one side and on the other there is a dense green park. The **tram and metro line C** are in close proximity (5-minute walk). A few meters from the house there are 2 kindergartens, within walking distance there is an elementary school, a high school, some grocery stores including a supermarket, a restaurant, and a pharmacy. The neighboring **Vyšehrad** fortress with its historic fortifications, stunning views, and playground is the ideal place for pleasant walks. The **Folimanka** park with a sports hall is closeby.

Floor area 108.7 m<sup>2</sup>, balcony 4.8 m<sup>2</sup>, terrace 12.5 m<sup>2</sup>.



\* 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.

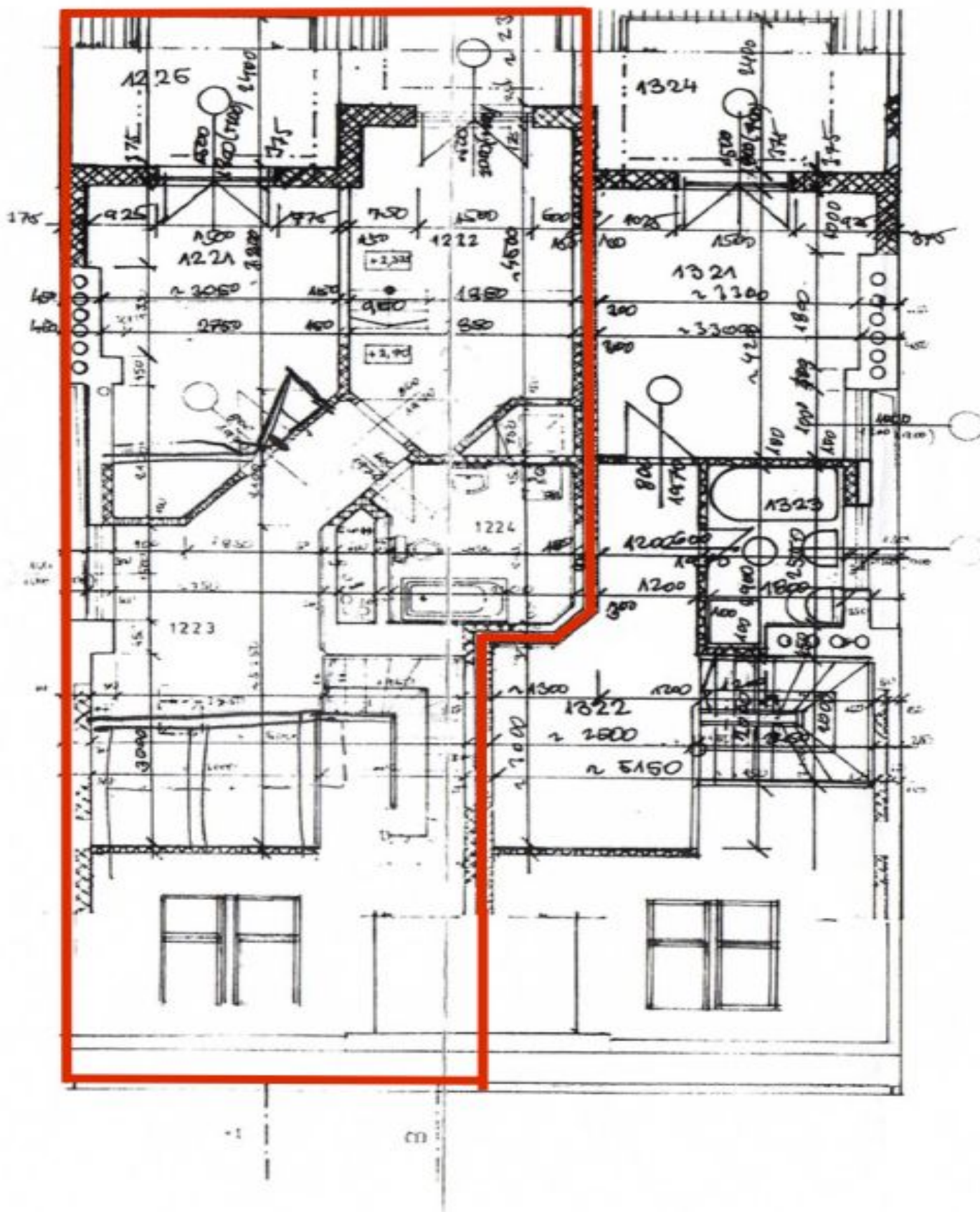




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