



## Apartment One-bedroom (2+kk)

Rented

42 m<sup>2</sup>, Prague 4, Nusle, Vlastislavova

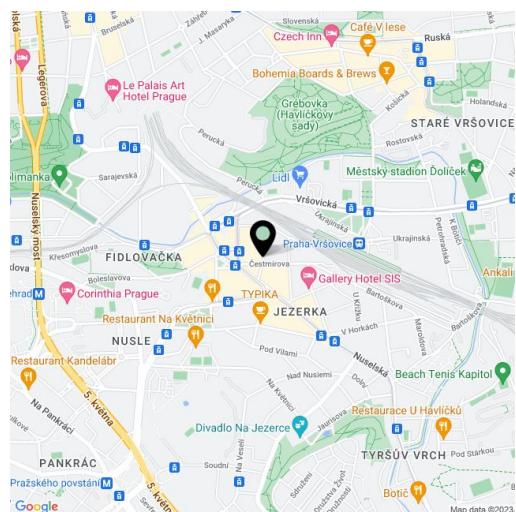




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Total area	42 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	35269
Available from	Immediately



\* 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.

This bright, fully refurbished 1-bedroom apartment designed by an architect and equipped with designer furniture is on the 3rd floor of a well maintained Art Nouveau building with no elevator. Located just a few min. walk from Bratří Synků Square with tram stops, in a neighborhood with full amenities, great connections to the city center, and close to several parks. It takes only 5 min. by tram to get to the I. P. Pavlova metro station and 7 min. to the Muzeum transfer station. The Jezerka, Folimanka, and Grébovka parks can be reached on foot. Conveniently located for the Arkády Pankrác shopping mall and the Pankrác business center.

The interior features a living room with a fully fitted open plan kitchen and an extendable breakfast bar, a bedroom with a spacious **walk-in closet**, a shower room with a toilet, and an entrance hall.

Preserved original details, large windows, **hardwood parquet floors**, tiles, security entry door, designer chandelier (LED lighting), gas boiler, washer/dryer, dishwasher, induction cooktop, microwave oven, sofabed, 8 m<sup>2</sup> **cellar**. Deposit for service charges and water: CZK 800/month for one person. Gas and electricity are billed separately (transferred to the tenant).