



## Apartment One-bedroom (2+kk)

Rented

43 m<sup>2</sup>, Prague 2, Nusle





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Total area	44 m <sup>2</sup>
Floor area*	43 m <sup>2</sup>
Balcony	1 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	37041
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 high quality, fully furnished 1-bedroom apartment has been completely newly refurbished to provide the comforts of a modern lifestyle. With a small balcony, the apartment is situated on the third floor of a newly fully renovated apartment building with no elevator, in an attractive part of Nusle in close vicinity of the Vyšehrad Castle, and Lumírový sady and Folimanka parks. The location offers rich amenities including cafes, restaurants, delicatessens, and fresh produce shops, plus very quick access to the city center, with a tram stop just steps from the building. Within easy reach is the Na Fidlovačce Theater and the Jezerce Park with the Na Jezerce Theater.

The apartment features a living room with a fully fitted open plan kitchen and **balcony**, a bedroom with built-in wardrobes, a bathroom including a bathtub, a toilet, and an entrance hall.

Quality equipment and finishes, built-in storage, **hardwood parquet floors**, tiles, central heating, washing machine, video entry phone. Monthly deposit for service charges, water and heating: CZK 2,300 for one person. Electricity is billed separately.