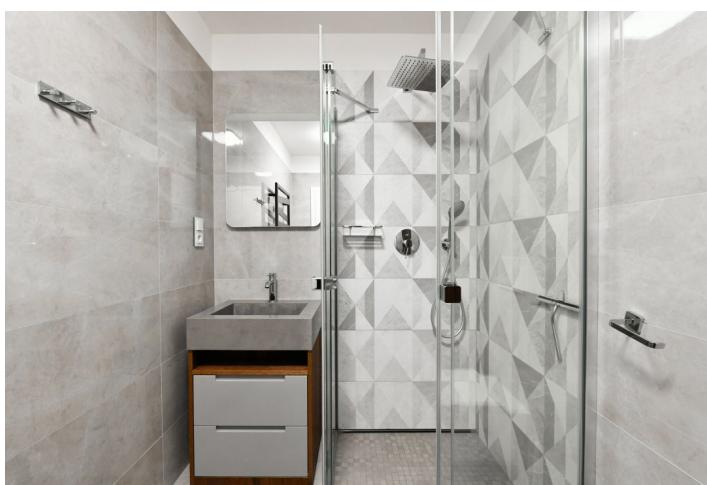
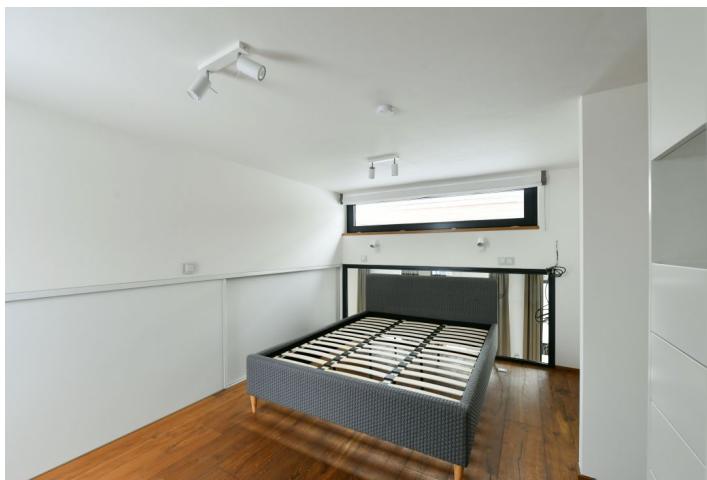




## Apartment One-bedroom (2+kk)

Rented

45.85 m<sup>2</sup>, Prague 4, Nusle, Rostislavova





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Rented

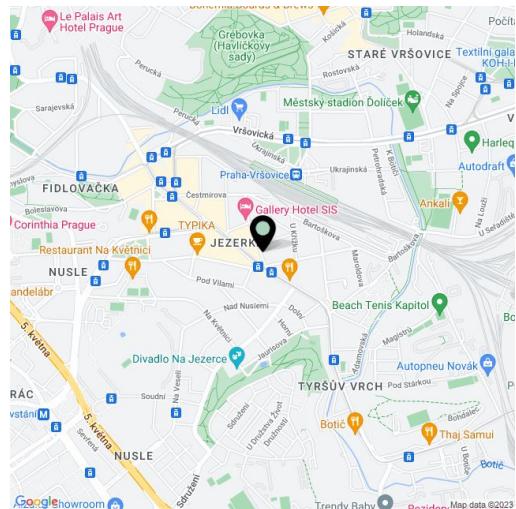
45.85 m<sup>2</sup>, Prague 4, Nusle, Rostislavova

Total area	51 m <sup>2</sup>
Floor area*	46 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Terrace	7 m <sup>2</sup>
Parking	Garage parking in the building at CZK 2.000/month
Garage	Yes
Cellar	-
PENB	B
Reference number	38627
Available from	Immediately

**Benefiting from a terrace and a balcony, this is a brand new 1-bedroom split-level apartment on the 5th floor of the Rostislavova Residence - a newly constructed building with a lift and parking. Located on a quiet street in Nusle, Prague 4, just a few min. walk from Bratří Synků Square with tram stops and quick access to the city center. Full amenities are available within easy reach, as well as the Jiráskovy sady and Na Fidlovačce parks.**

The lower level of the apartment features a living room with a fully fitted open kitchen and a **balcony**, a shower room with a toilet, and an open entrance hall with built-in wardrobes. The upper level offers an open bedroom with built-in storage and a **terrace**, plus a toilet.

**Air-conditioning, wooden floors, large format tiles, security entry door, French windows, Miele kitchen appliances, dishwasher, induction cooktop, coffee maker, alarm.** An on-site **garage parking** space is available at CZK 2,000/month. Deposit for service charges, water and heating: CZK 4,015/month. Electricity is billed separately.



\* 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.