



Apartment Two-bedroom (3+1)

Sold

88 m², Prague 4, Nusle, náměstí Bratří Synků

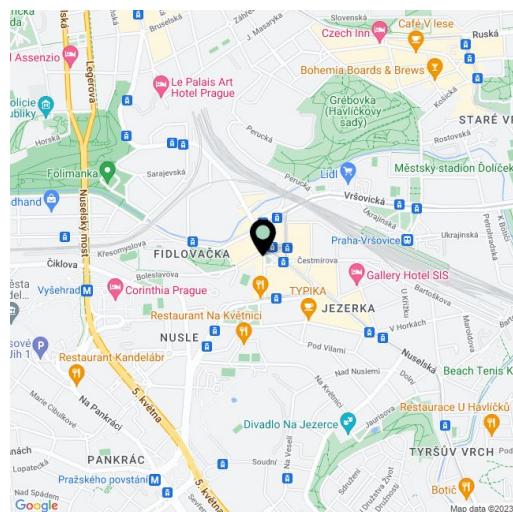




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Total area	91 m ²
Floor area*	88 m ²
Balcony	3 m ²
Parking	-
Cellar	-
Service price	3 286 CZK monthly
PENB	G
Reference number	40357



* 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 apartment with high ceilings, bay windows, a balcony, and a nice open view of the nearby treetops and the wider surroundings is located on the 4th floor of a nicely renovated Art Nouveau apartment building with an elevator. Situated at the top of Bratří Synků Square, a tram stop is only a few steps away and a full spectrum of services is within easy reach.

In the owner's statement and the real estate cadastre registered as **two 1-bedroom apartments**.

The current layout, created by **connecting 2 residential units**, consists of a living room with a **bay window**, a separate kitchen, a corner bedroom with a **balcony**, a second bedroom with a **bay window**, and two bathrooms with a toilet.

The corner building from the beginning of the 20th century was completely reconstructed in 2011 (new roof, wiring, risers, facade, elevator). Windows are new casement. The interior is very bright and airy thanks to the bay windows and **over 3-meter high ceilings**. Facilities include floating laminate floors and tiles, a security entrance door, and wooden interior doors. The first bathroom has a bidet, toilet, shower, double sinks, and there is storage space in attic above. The second bathroom has a toilet, sink and bathtub. The kitchen is fully equipped with custom cabinets, including **granite counter tops** and an **induction hob**, convection oven, dishwasher, and **garbage disposal**. Ceiling heating with electric panels, floor heating in both bathrooms.

In the immediate vicinity, there are countless small shops and establishments, as well as cafes and restaurants. A post office, the **Na Fidlovačce theater**, and a park with the same name are within easy reach. The range of services will be further expanded after the completion of a new residential area on the site of a former brewery. Right in front of the building is a tram and bus stop, and the ride to the city center takes less than 10 minutes. Also within walking distance is the Prague-Vršovice Railway Station. A future line D metro station will be right on Bratří Synků Square.

Interior 88.02 m², balcony 3.05 m².



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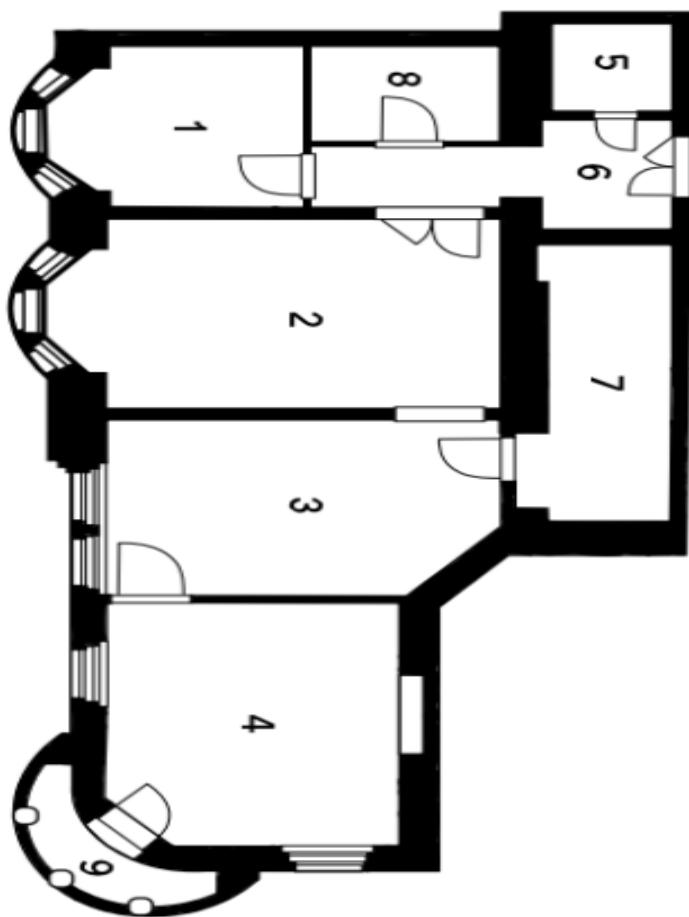
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Plánek

4. NP

1	Ložnice
2	Obývací pokoj
3	Kuchyňský kout
4	Ložnice
5	Koupelna a WC
6	Předsíň
7	Koupelna
8	Šatna
9	Balkon





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