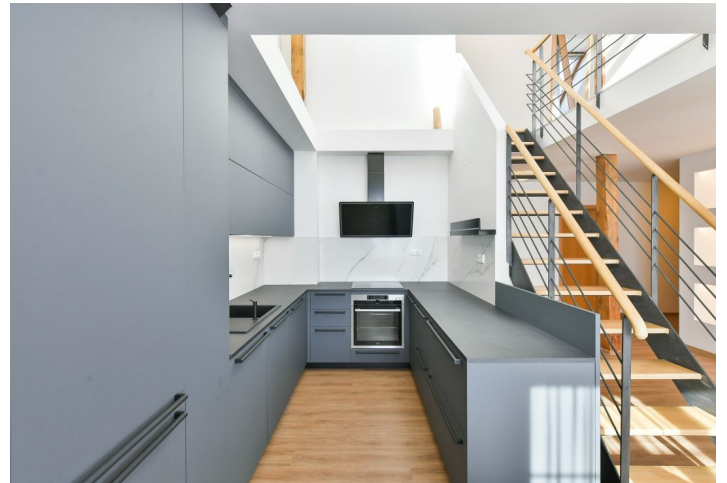




## Apartment Three-bedroom (4+kk)

Rented

163.75 m<sup>2</sup>, Prague 4, Nusle, Marie Cibulkové





## Apartment Three-bedroom (4+kk)

Rented

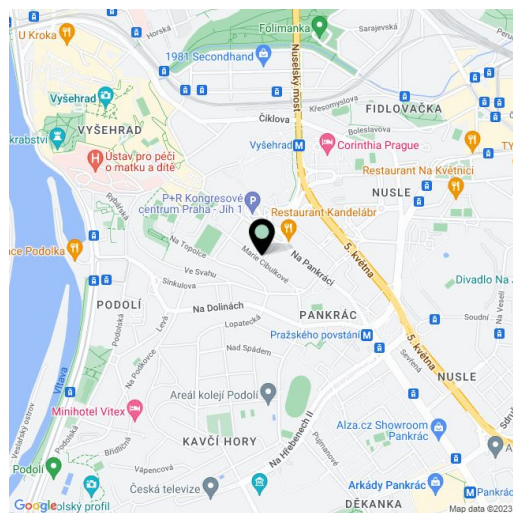
163.75 m<sup>2</sup>, Prague 4, Nusle, Marie Cibulkové

|                  |  |
|------------------|--|
| Total area       | 189 m <sup>2</sup>   |
| Floor area*      | 164 m <sup>2</sup>   |
| Terrace          | 25 m <sup>2</sup>  |
| Parking          | Garage parking 200 m from the building.  |
| Garage           | Yes  |
| Cellar           | -  |
| Service price    | Monthly deposit for service charges and water: CZK 4,000. Gas and electricity are billed separately. |
| PENB             | B  |
| Reference number | 101375   |
| Available from   | Immediately  |

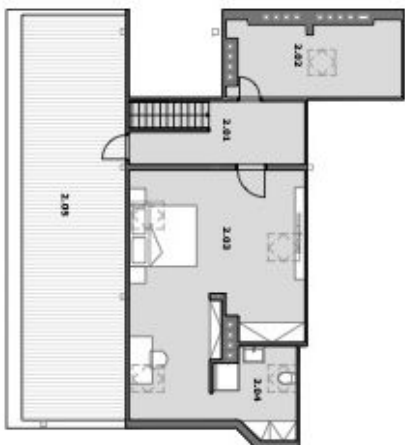
This is a semi furnished 3-bedroom 2-bathroom split-level apartment with a 25 m<sup>2</sup> terrace, on the 4th floor of a renovated residential building with a lift. Located in Nusle, Prague 4, on a quiet impassable street near Na Topolce Park and the entrance to the Vyšehrad Castle Gardens. Within walking distance of the Vyšehrad metro station (two stops to the city center), and the Prague Congress Centre, and within easy reach of the Pražského povstání metro station, the Prague 4 business district, and full amenities.

The lower level of the apartment features a living room with a fully fitted open plan kitchen, two bedrooms, a bathroom (bathtub, walk-in shower, toilet), a utility / storage room, a guest toilet, and an entrance hall with a built-in wardrobe. The upper floor includes a bedroom with a bathroom (walk-in shower, toilet), a walk-in closet, and a terrace offering views of the Vyšehrad Castle.

**Air-conditioning**, laminated and vinyl floors, tiles, wardrobes, gas boiler, AEG kitchen appliances, dishwasher, steam oven. A **garage parking** space is available about 200 m from the building at CZK 2,500/month.



\* 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.

**Apartment Three-bedroom (4+kk)**163.75 m<sup>2</sup>, Prague 4, Nusle, Marie Cibulkové**Rented****MEZONETOVÝ BYT  
VYŠEHRAĐ  
4+KK  
DISPOZICE****5.NP****6.NP****188,75 m<sup>2</sup> 5+6.NP**  
PODLAHOVÁ PLOCHA

| Číslo                   | Místnost           | m <sup>2</sup> |
|-------------------------|--------------------|----------------|
| 1.01                    | Vstupní hala       | 11             |
| 1.02                    | Šatna              | 4              |
| 1.03                    | Ložnice            | 18             |
| 1.04                    | Obývací pokoj      | 24             |
| 1.05                    | Kuchyně s jídelnou | 17             |
| 1.06                    | Koupelna           | 8              |
| 1.07                    | Komora             | 4              |
| 1.08                    | WC                 | 4              |
| 1.09                    | Ložnice            | 26             |
| 1.10                    | Schodiště          | 2              |
| <b>PODLAHOVÁ PLOCHA</b> |                    | <b>118</b>     |
| 2.01                    | Chodba             | 1,75           |
| 2.02                    | Šatna              | 10             |
| 2.03                    | Ložnice            | 28             |
| 2.04                    | Koupelna           | 6              |
| 2.05                    | Terasa             | 25             |
| <b>PODLAHOVÁ PLOCHA</b> |                    | <b>70,75</b>   |