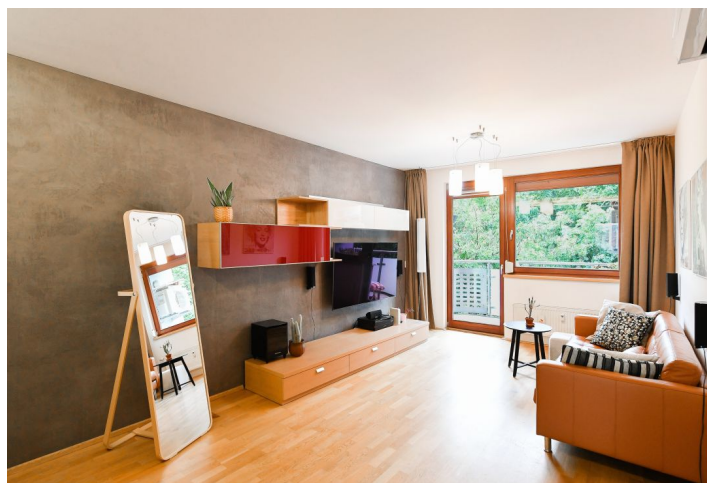
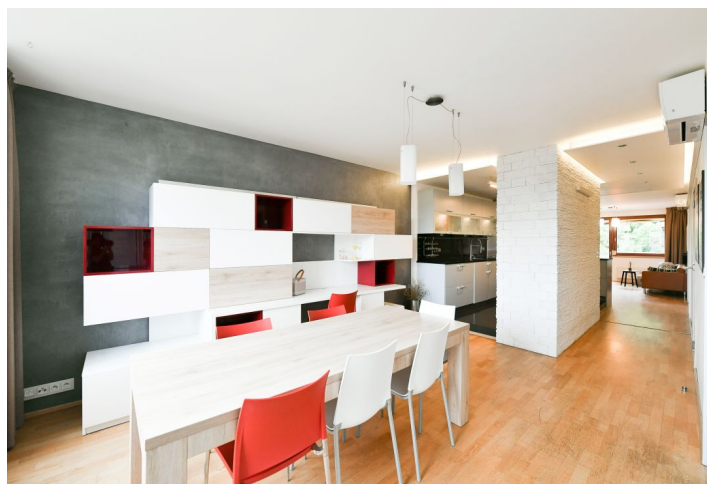




## Apartment Two-bedroom (3+kk)

Sold

95 m<sup>2</sup>, Prague 2, Nusle, Lumírova





## Apartment Two-bedroom (3+kk)

**Sold**95 m<sup>2</sup>, Prague 2, Nusle, Lumírova

|                  |                        |
|------------------|------------------------|
| Total area       | 100 m <sup>2</sup>     |
| Floor area*      | 95 m <sup>2</sup>      |
| Balcony          | 5 m <sup>2</sup>       |
| Parking          | 1 garage parking space |
| Garage           | Yes                    |
| Cellar           | Yes                    |
| PENB             | C                      |
| Reference number | 105151                 |

This fully furnished, air-conditioned apartment with a garage parking space and a balcony offering unobstructed views of the greenery is located on the 3rd floor of a modern apartment building with a shared garden in the courtyard and underground parking. The house is located in a quiet residential area near the Vyšehrad ramparts and Lumírovy Sady Garden with a children's playground.

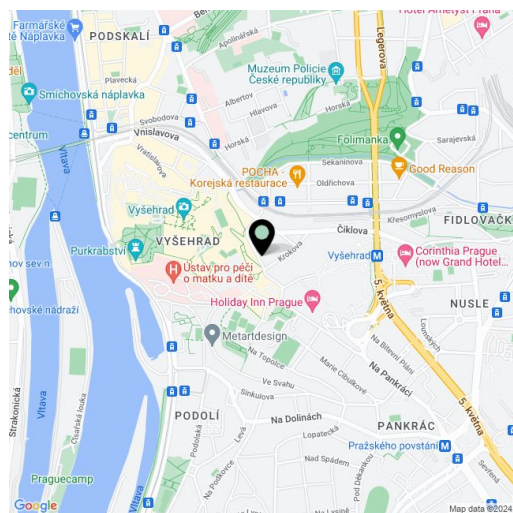
The practical layout consists of a living room with a kitchen, dining area, and access to a balcony, 2 bedrooms, a bathroom with a bathtub and a shower, a separate toilet, a fitted wardrobe/closet, and an entrance hall. The balcony faces a quiet street towards Vyšehrad.

The floors are wooden, the wooden windows have double glazing, blinds, and curtains, and the air-conditioning ensures a pleasant temperature even on hot days. The kitchen is fully equipped, the apartment also has built-in wardrobes and other storage spaces. The purchase price includes all the interior equipment. Heating is provided by a central gas boiler. The apartment comes with a garage parking space and a cellar, and residents can sit in the garden in the courtyard. The very well-maintained building has an elevator and a new roof, and is constantly undergoing all the necessary repairs.

The nice place is located right next to the peaceful Lumírovy Sady Garden and magical Vyšehrad, and the nearby Folimanka Park offers plenty of sports possibilities. Within walking distance is a kindergarten and elementary school as well as a high school, shops including a supermarket, several restaurants, and cafes. The Vyšehrad metro station and the Ostrčilovo Square tram stop are just a few minutes' walk away.

Floor area 94.7 m<sup>2</sup>, balcony 5 m<sup>2</sup>, cellar 2.8 m<sup>2</sup>.

The apartment is rented at market rent until November 30th, 2024.



\* 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.