



## Apartment Two-bedroom (3+kk)

Rented

92 m<sup>2</sup>, Prague 4, Nusle, Na Bučance





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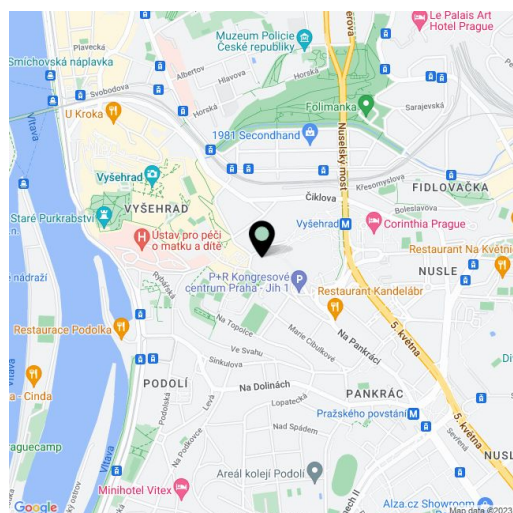
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Total area	104 m <sup>2</sup>
Floor area*	92 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Parking	Parking space on the plot included.
Cellar	-
Service price	Common building charges incl. Internet CZK 4,461/month. Water, electricity, and gas are billed separately.
PENB	G
Reference number	11113
Available from	Immediately

Benefiting from a 12 sq. m. terrace, this unfurnished 2-bedroom apartment is on the first floor of a gated residential project with parking. A quiet location moments from the gardens of Vyšehrad Castle and a minutes' walk from the Vyšehrad metro station (line C).

The interior features a 35 sq. m. living room with a full glass wall and a terrace facing a wonderful private park, a fully fitted open plan kitchen, a master bedroom with access to the terrace, a second bedroom, a bathroom accessible from both bedrooms (tub, toilet), a utility room, a guest toilet, and an entry hall with built-in wardrobes.

Wooden parquet floors and tiles, security door, French windows, blinds, Miele appliances, WiFi, satellite reception, audio entry phone, alarm connected to a security agency, CCTV, card entry system, elevator, **cellar**. One parking space on the plot included in the price. Available from February 2023.



\* 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.



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