



## Apartment Two-bedroom (3+kk)

Rented

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





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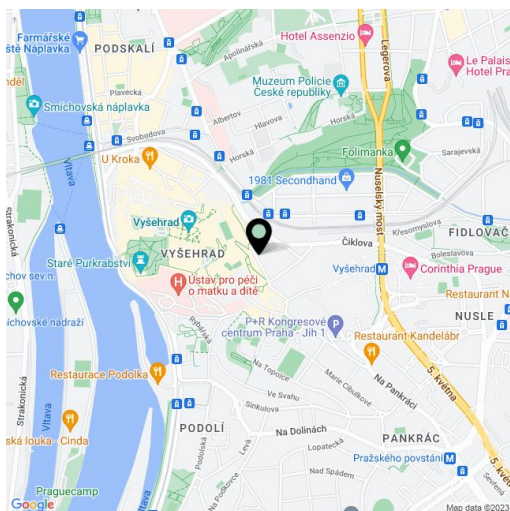
102 m<sup>2</sup>, Prague 2, Nusle, Lumírova

Total area	116 m <sup>2</sup>
Floor area*	102 m <sup>2</sup>
Terrace	14 m <sup>2</sup>
Parking	Garage space included.
Garage	Yes
Cellar	Yes
PENB	D
Reference number	14554
Available from	Immediately

This modern, renovated 2-bedroom split-level apartment with 2 terraces is on the first floor with lift in a modern building with a shared courtyard garden and garage parking. Quiet location right opposite the Lumírovy sady park with a children's playground, and moments from the gardens of the Vyšehrad Castle, with quick access to the city center, just a short walk to Vyšehrad metro station, line C.

The lower level includes an open plan living room with access to the terrace facing a green park, a brand new fully fitted open kitchen, toilet, utility room, and an open entrance hall with built-in wardrobes. The upper floor consists of two bedrooms each with built-in wardrobes, one with terrace access, bathroom with bathtub, and a separate toilet. The tenants are welcome to use two shared gardens in the courtyard.

Solid wood parquet floors, new carpets, tiles, floor heating (living room bathroom), security entry door, built-in storage, blinds, washer, dishwasher, induction cooktop, cellar, barrier free access, chip entry. One garage parking space included. Service charges and utilities CZK 5000 per month.



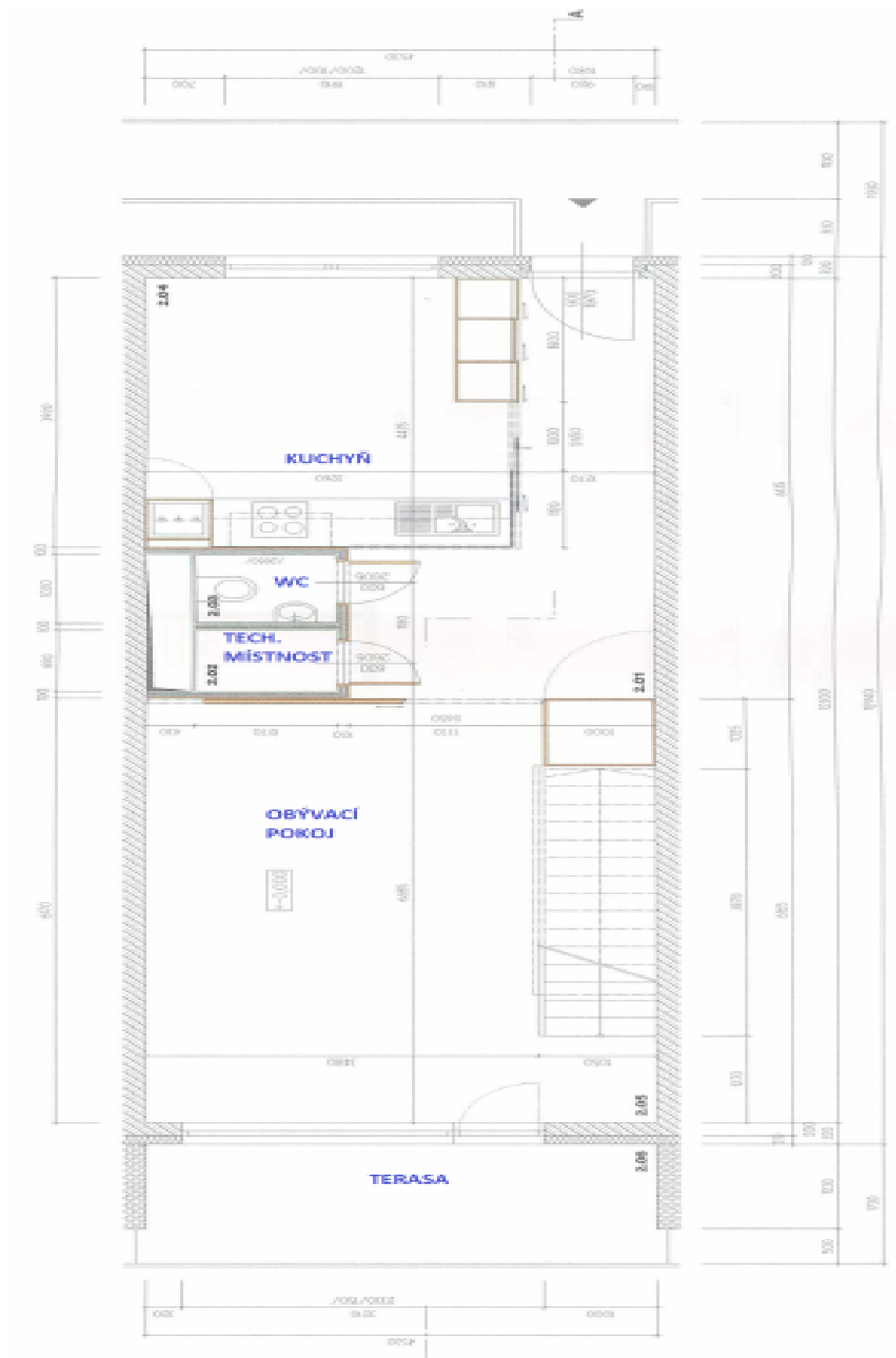
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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