



## Apartment Two-bedroom (3+1)

Rented

100 m<sup>2</sup>, Prague 4, Nusle, Boleslavova





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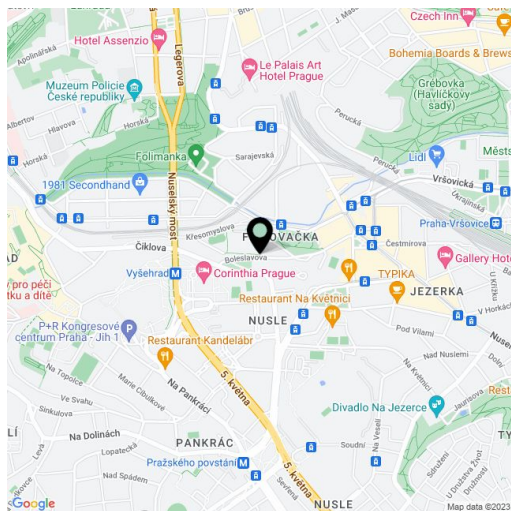
**Rented**100 m<sup>2</sup>, Prague 4, Nusle, Boleslavova

Total area	106 m <sup>2</sup>
Floor area*	100 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	19955
Available from	Immediately

**Newly fully renovated 2-bedroom flat with two balconies (3 m<sup>2</sup> + 3 m<sup>2</sup>) situated on the first floor of a well maintained residential building. Located in a quiet street just moments from Na Fidlovačce Park and Theater, and tram stop at Náměstí Bratří Syků Square, with full amenities within easy reach.**

The interior consists of living room with bay windows, a fully fitted kitchen with dining area and a balcony, two bedrooms facing the quiet courtyard - one has a balcony, bathroom with tub, a separate toilet, walk-in closet / utility room, and a spacious central entry hall.

Preserved original details, solid wood parquet floors, high ceilings, security entry door, gas heating, dishwasher, telephone line, UPC Internet connection, audio entry phone. Common building charges CZK 500/person/month. Gas and electricity will be transferred to the tenant. Interior 100 m<sup>2</sup>, two balconies (3 m<sup>2</sup> + 3 m<sup>2</sup>).



\* 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.