



## Apartment Two-bedroom (3+kk)

Sold

147 m<sup>2</sup>, Praha 2, Nusle, Lumírova





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Total area	233 m <sup>2</sup>
Floor area*	147 m <sup>2</sup>
Terrace	86 m <sup>2</sup>
Garden	300 m <sup>2</sup>
Parking	Two garage spaces.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	21439

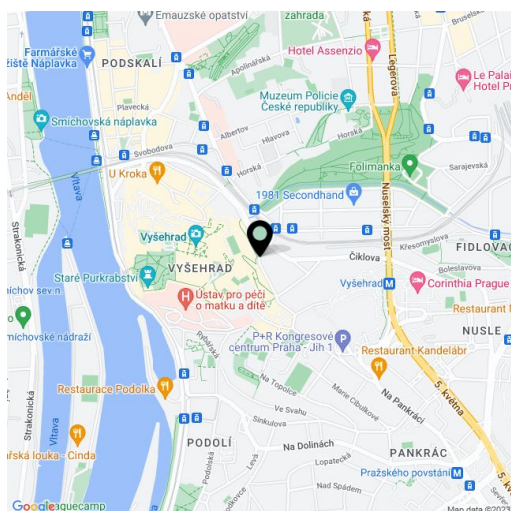
**Modern apartment with terrace and garden situated on the 1st floor of a new building in a quiet location close to the Vyšehradský park, within walking distance of the metro station line C.**

The interior includes a living room with a kitchenette, 2 bedrooms overlooking the greenery, 2 bathrooms and separate toilet. The flat is complete with garden and terrace.

The apartment is furnished with **luxury materials and equipment** - three-layer wooden floors (Brand Rock Parkett - Nocciala), bathroom amenities Vives, Duravit (series Phillipe Starck) Senzowash toilet, shower Huppe and Riho. There is a possibility to rent a parking space in the underground garage.

The house stands in the **front line of eastern part of the Vyšehradský park**, in an attractive location with full amenities in a fast and easy walking distance to public transport (2 minutes from the tram stop Ostrčilovo náměstí square). The area has plenty of greenery, cafés, restaurants, schools, Všeobecná fakulní nemocnice v Praze hospital.

The interior of 147 m<sup>2</sup>, terrace 86 m<sup>2</sup>, garden 300 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.