



Apartment Two-bedroom (3+kk)

Sold

147 m², Prague 2, Nusle, Lumírova





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

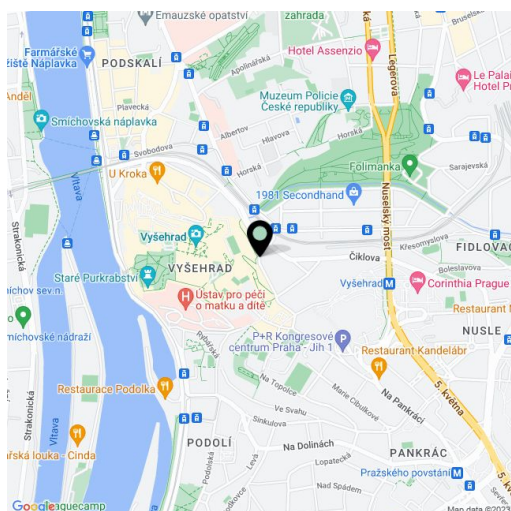
Modern apartment with terrace and garden situated on the 1st floor of a new building in a quiet location close to the Vyšehradský park, within walking distance of the metro station line C.

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 m², terrace 86 m², garden 300 m².



* 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.