



## Apartment Two-bedroom (3+kk)

Sold

74 m<sup>2</sup>, Prague 4, Nusle, Mojmírova





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Total area	80 m <sup>2</sup>
Floor area*	74 m <sup>2</sup>
Terrace	6 m <sup>2</sup>
Parking	Rented garage in the house across the street
Garage	Yes
Cellar	-
Service price	2 300 CZK monthly
PENB	G
Reference number	22614

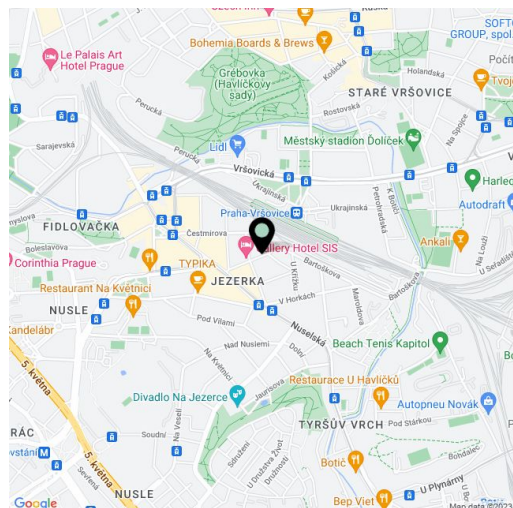
**Cozy loft conversion from 2009 with a terrace facing the landscaped courtyard with a common garden, situated on the 5th floor of an apartment building on a quiet street in Nusle, Prague 4.**

The flat has a living room with fully equipped kitchen, electric fireplace and access to the south-east facing terrace overlooking the garden with mature trees; there are also 2 bedrooms, bathroom with bathtub and shower, separate toilet, and a hall.

The equipment includes **air-conditioning, electric fireplace and hardwood floors** in the living room, laminate floating floors in bedrooms, ceramic tiles, new plastic windows, Bosch and Electrolux appliances, Hansgrohe bathroom fixtures, very practically designed built-in wardrobes, regularly revised Junkers gas boiler. Possibility to rent a **parking space** in the house across the street. Apartment owners can fully benefit from a **peaceful, safe and spacious garden in an enclosed courtyard**. The elevator is only available for residents of the 4th and 5th floors. The purchase price includes a fully equipped kitchen and all the quality interior furnishings, including Řiha sofa, chandeliers, audio and video electronics and Haier wine fridge. **The apartment is rarely used**, all the equipment is in perfect shape.

The house is located a just few steps from bus and tram stops with a direct 3-minute connection to Pražského povstání metro station, 10 minutes to Karlovo náměstí square and further to the center. In the vicinity there are Gröbovka, Jezerka and Na Fidlovačce parks and full amenities.

Interior 73.6 m<sup>2</sup>, terrace 6 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.

