



Apartment Four-bedroom (5+kk)

Sold

163 m², Praha 4, Nusle, Pod Lázní





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Total area	175 m ²
Floor area*	163 m ²
Balcony	12 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	25092

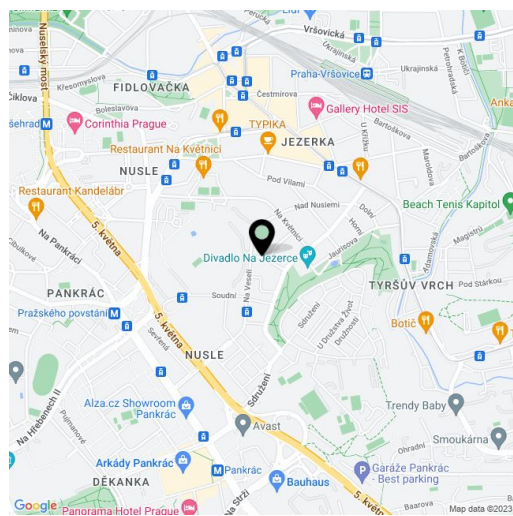
Generous four-bedroom maisonette with 2 balconies overlooking the city and greenery. The apartment is located on the second floor of a fully renovated building with only seven units, in an attractive location of Nusle, just a few steps from Jezerka park and within walking distance of the Pražského povstání metro station.

Disposition of the lower level comprises an entrance hall, 3 bedrooms (one w/ balcony, two w/ private dressing rooms), a bathroom with a toilet and laundry area. The upper level consists of a spacious living room with a **fireplace**, kitchen and dining room (total 60 m²), a bedroom with balcony, a study, dressing room and bathroom with toilet. The building boasts a shared courtyard **garden**, but does not have a lift.

The apartment is in a **shell & core** state without the completion of final surfaces such as floors, walls, bathrooms, kitchen, lighting and plasterwork. The new owner can adjust the apartment to their own needs. The purchase price includes a cellar.

Quiet area near a park, just a few minutes' walk to a bus stop. The location offers a kindergarten and elementary school, restaurants, cafes, playgrounds, pharmacy, theatre, the Na Tyršově vrchu archery range, and disc-golf in the Nad Vinným potokem park.

Interior 167.9 m², balcony 11.5 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.



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