



## Apartment Two-bedroom (3+kk)

Sold

99 m<sup>2</sup>, Praha 4, Nusle, V Horkách





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Total area	131 m <sup>2</sup>
Floor area*	99 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Terrace	29 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
Service price	5 000 CZK monthly
PENB	C
Reference number	27273

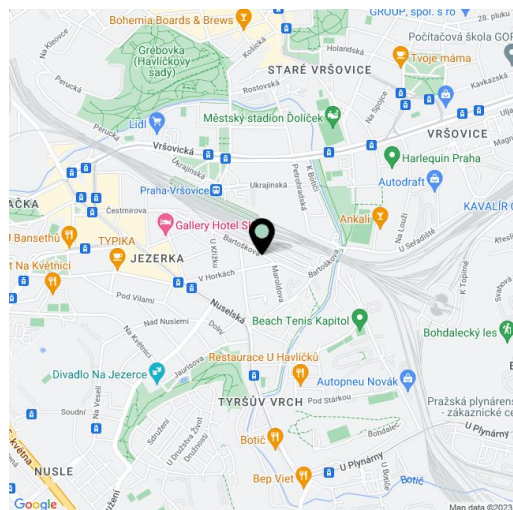
**Bright split-level apartment featuring a south-facing terrace and balcony, located in a new modern building that is part of a factory conversion residence. All services nearby and great transport availability contribute to pleasant living.**

The entry level of the apartment on the 7th floor consists of a spacious staircase, bedroom with **east-facing balcony**, bathroom (with bathtub), separate toilet and a utility room. The upper level consists of a living room with an open kitchen and a **large southern terrace, providing complete privacy**. There is also a bedroom with a French window to the east and a bathroom (with a shower).

Features include floating wooden floors with a click lock, white and grey plastic windows with internal blinds and plate radiators. There is a room equipped for sports activities.

The house is located in a neighborhood where there are mostly apartment houses; the main street is lined with shops, restaurants, cafes, pharmacies and a post office. Within walking distance of the **Na Jezerce Theater** and a park. There is a **tram stop just outside the house** with fast connections to all metro lines. Travel to the city center or outside Prague is provided by trains from the nearby Prague-Vršovice train station.

Floor area 99,2 m<sup>2</sup>, terrace 28,79 m<sup>2</sup>, balcony 2,98 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.