



## Apartment Four-bedroom (5+kk)

Rented

130 m<sup>2</sup>, Prague 2, Nusle, Lumírova





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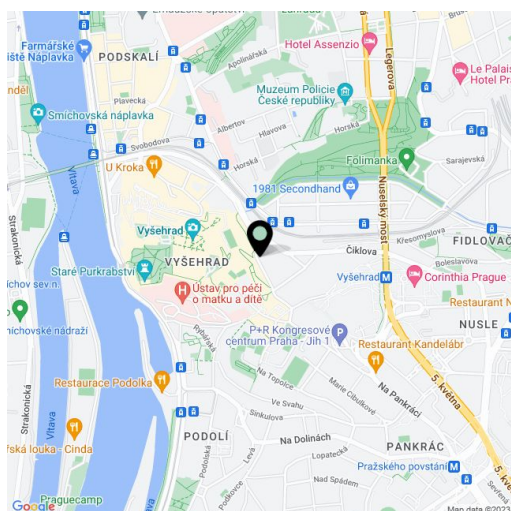
130 m<sup>2</sup>, Prague 2, Nusle, Lumírova

|                  |                    |
|------------------|--------------------|
| Total area       | 138 m <sup>2</sup> |
| Floor area*      | 130 m <sup>2</sup> |
| Balcony          | 8 m <sup>2</sup>   |
| Parking          | Garage parking.    |
| Garage           | Yes                |
| Cellar           | -                  |
| PENB             | G                  |
| Reference number | 27884              |
| Available from   | Immediately        |

Benefiting from 2 balconies and views of the adjacent park, the Vyšehrad Castle and the Prague Castle, this is a partly furnished 4-bedroom 2-bathroom flat. Situated on the fifth floor with lift in a modern building with a shared courtyard garden and underground parking. Quiet location right opposite the Lumírovy sady park with a children's playground and moments from the gardens of the Vyšehrad Castle, with quick access to the city center, just a short walk to Vyšehrad metro station, line C.

The interior includes living room with dining area, a fully fitted open kitchen and balcony, one bedroom with balcony, bedroom / study, shower bathroom with toilet, and entrance hall with built-in storage. There is a second part of the flat featuring two more bedrooms with views of the city, walk-in closet, bathroom with bath and walk-in shower, and toilet.

Wooden floors, doors and frames, tiles, security entry door, built-in wardrobes and storage, large windows, blinds, washer, dryer, dishwasher, microwave oven, lift, shared garden with barbecue point. One garage parking space included. Common building charges, water and heating around CZK 7000 per month. Electricity is billed separately (transfer to the tenant).



\* 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.