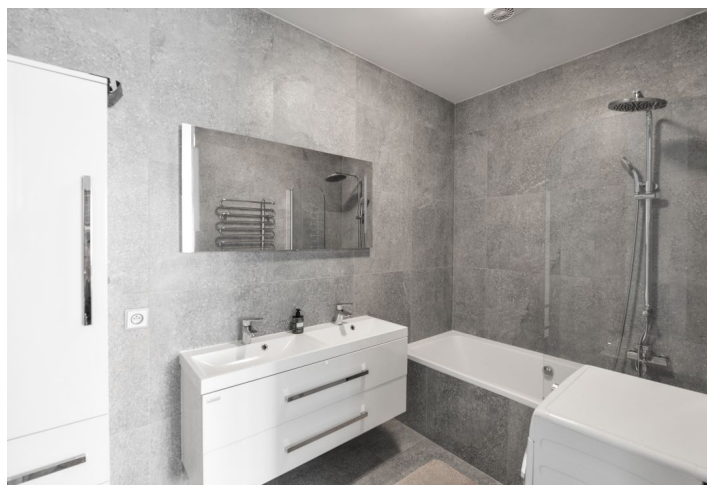




## Apartment Two-bedroom (3+kk)

Rented

78 m<sup>2</sup>, Prague 4, Nusle, Marie Cibulkové





## Apartment Two-bedroom (3+kk)

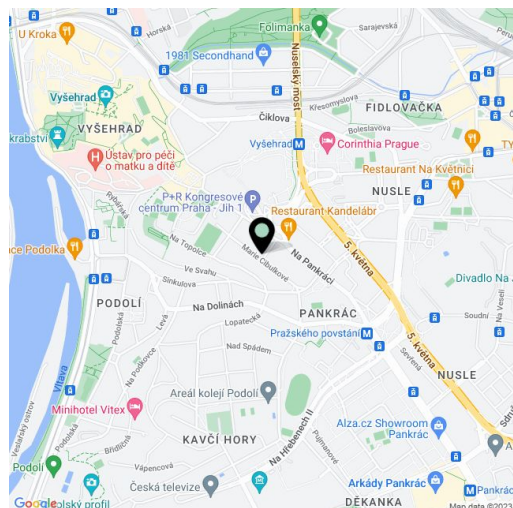
**Rented**78 m<sup>2</sup>, Prague 4, Nusle, Marie Cibulkové

Total area	83 m <sup>2</sup>
Floor area*	78 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	33447
Available from	Immediately

**Apartment near the Vyšehrad Castle. Benefiting from a balcony and green views, this fully refurbished and fully furnished 2-bedroom apartment is on the first floor of a completely renovated Functionalist building with an elevator and a shared courtyard garden. Located on a quiet street in Nusle, Prague 4, a short walk (about 500 m) from the Vyšehrad Castle Gardens, the Vyšehrad metro station (two stops to the city center), and the Prague Congress Centre. Within easy reach of the Pražského povstání metro station, the Prague 4 business district, and full amenities.**

The apartment includes a spacious living room with a fully integrated kitchen, a dining area, and access to the south-west facing **balcony**, a master bedroom with built-in wardrobes, and a second smaller bedroom/study. There is a bathroom that includes a bathtub with a shower screen, a separate toilet, and an open entrance hall with built-in wardrobes.

**Hardwood floors**, large-format tiles, wooden windows, **Philips Hue smart lighting**, gas boiler, washing machine, AEG kitchen appliances, dishwasher, induction cooktop, microwave oven, TV, video entry phone, UPC cable (for TV and Internet), garden furniture, **7 sq. m. cellar**. Service charges and water bills: approx. CZK 650/month. Deposit for gas, electricity and Internet is billed separately (CZK 3,700/month).



\* 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.



## Apartment Two-bedroom (3+kk)

78 m<sup>2</sup>, Prague 4, Nusle, Marie Cibulkové

Rented

