



## Apartment One-bedroom (2+kk)

Rented

54 m<sup>2</sup>, Prague 4, Nusle, Ctiradova





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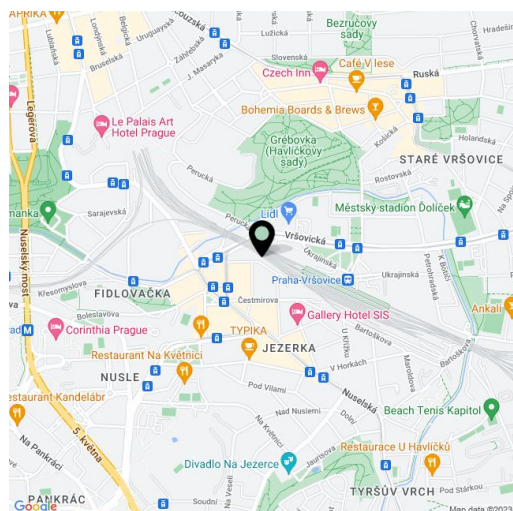
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Total area	59 m <sup>2</sup>
Floor area*	54 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	Garage parking at CZK 1500/month.
Garage	Yes
Cellar	-
PENB	G
Reference number	34177
Available from	Immediately

Benefiting from a balcony facing the back yard, this is a brand new air-conditioned 1-bedroom apartment on the 4th floor of a new building with a lift. Located just a few min. walk from Bratří Synků Square with tram stops, in a neighborhood with full amenities, great connections to the city center, and close to several parks. It takes 5 min. by tram to the I. P. Pavlova metro station and 7 min. to the Muzeum transfer station. Jezerka and Folimanka Parks and the romantic Grébovka Park can be reached on foot. Conveniently located for the Arkády Pankrác shopping mall and the Pankrác business center.

The apartment offers a living room with a fully fitted open plan kitchen and a dining area, a bedroom, a bathroom including a bathtub with a shower screen, a toilet with a bidet shower, and an entrance hall with built-in wardrobes and storage. The **balcony** is accessible from both the living room and the bedroom.

Laminated floors, large format tiles, security entry door, roller blinds, washing machine, induction cooktop, microwave oven, camera system. A **garage parking** space is available at CZK 1500/month. Deposit for service charges, water and heating: CZK 2600/month. Electricity is billed separately.



\* 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.