



## Apartment One-bedroom (2+kk)

Rented

37 m<sup>2</sup>, Prague 2, Nusle





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Total area	38 m <sup>2</sup>
Floor area*	37 m <sup>2</sup>
Balcony	1 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	37036
Available from	Immediately

\* 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.

This high quality, fully furnished 1-bedroom apartment has been completely newly refurbished to provide the comforts of a modern lifestyle. Benefiting from a small balcony, the flat is situated on the third floor of a newly fully renovated apartment building with no lift, in an attractive part of Nusle in close vicinity of the Vyšehrad Castle, Lumírový sady and Folimanka Park. The location offers rich amenities including cafes, restaurants, delicatessen and fresh produce shops, plus very quick access to the city center, with a tram stop just steps from the building. Within easy reach is the Na Fidlovačce Theater and the Jezerka Park with the Na Jezerce Theater.

The apartment features a living room with a fully fitted open plan kitchen, a bedroom with built-in wardrobes and **balcony** access, a bathroom including a walk-in shower, a toilet, and an entrance hall.

Quality equipment and finishes, built-in storage, **solid wood parquet floors**, tiles, central heating, washing machine, video entry phone. Monthly deposit for service charges, water and heating: CZK 2200 for one person. Electricity is billed separately.