



## Apartment One-bedroom (2+kk)

Rented

69 m<sup>2</sup>, Prague 4, Nusle, Lounských





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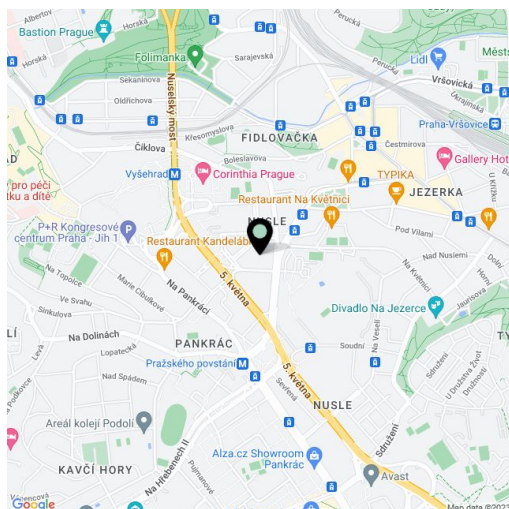
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Total area	71 m <sup>2</sup>
Floor area*	69 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Loggia	2 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	38988
Available from	Immediately

This fully furnished and refurbished 1-bedroom apartment with 2 balconies is situated on the second floor of a well kept residential building with a lift. Located in a residential neighborhood near the Prague "Magistrála" highway, within easy reach of the city center, just a few min. from Pražského povstání and Vyšehrad metro stations, line C (2 min. to Muzeum station). Within walking distance of the Pankrác business center and full amenities.

The apartment includes a living room with a fully fitted open plan kitchen and an **enclosed balcony** facing the courtyard, plus a bedroom with built-in wardrobes and a **balcony** facing the street. There is a shower room, a separate toilet, a utility room, and an entrance hall with built-in wardrobes.

**Hardwood floors**, tiles, plastic windows, blinds, central heating, underfloor heating in the bathroom, washer, dryer, dishwasher, microwave oven, TV, bike storage in the building. Monthly deposit for service charges, water, and heating: CZK 3,000. Electricity and gas are 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.