



Apartment One-bedroom (2+kk)

€ 274 108 | CZK 6 950 000

49.14 m², Praha 4, Nusle, U Družstva Život





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Total area	49 m ²
Parking	-
Cellar	9 m ²
PENB	G
Reference number	41250

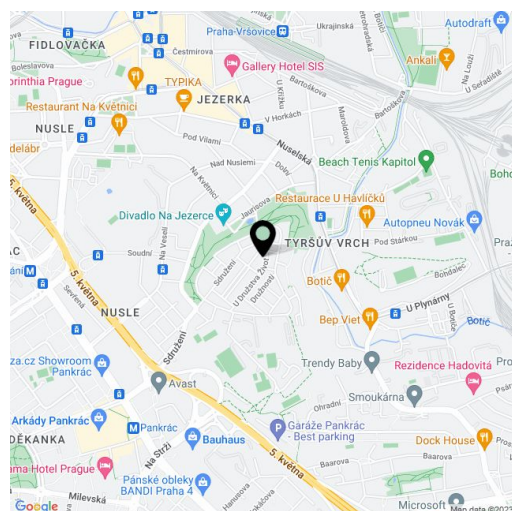
This completely renovated apartment that is also suitable as an investment property is situated on the 2nd floor of a brick apartment building that stands on a side one-way street in **Prague 4 Nusle near Jezerka Park**.

The layout of the renovated apartment consists of a kitchen, a bedroom, an entrance hall, and a bathroom (with a bathtub and toilet).

During the reconstruction in 2016, the floors, stucco, wiring, bathroom, kitchen, and doors were replaced or repaired; windows are new plastic. The kitchen is fully equipped. Heating is by electric heaters; hot water by an electric boiler (if necessary, there is a gas connection in the apartment). The purchase price includes a **large cellar storage unit**. The building's common areas are maintained. It doesn't have an elevator, but residents can use the **common garden** in the courtyard.

In the vicinity of the building, there is a grocery store, a pizzeria, and a **theater**, while other services are within easy reach. A bus stop is about an 8-minute walk away. The Pankrác metro station (which will in the future be a transfer station for lines C and D) and a tram stop can be reached on foot in 15 minutes. The place is surrounded by **Jezerka Park**, and the **bike path** along the Botič Stream is a short walk from the building.

Floor area 49.14 m², cellar 9 m².



* 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.