



## Apartment Two-bedroom (3+kk)

Sold

80 m<sup>2</sup>, Prague 4, Nusle, Jaurisova





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Total area	88 m <sup>2</sup>
Floor area*	80 m <sup>2</sup>
Terrace	8 m <sup>2</sup>
Parking	-
Cellar	-
Service price	2 100 CZK monthly
PENB	G
Reference number	42877

This apartment with a southeast-facing terrace and wonderful view of Jezerka Park and wooded Tyršův Hill is located on the 5th floor of a classic apartment building on a quiet street in Prague 4 - Nusle, close to schools, shops, and a tram stop.

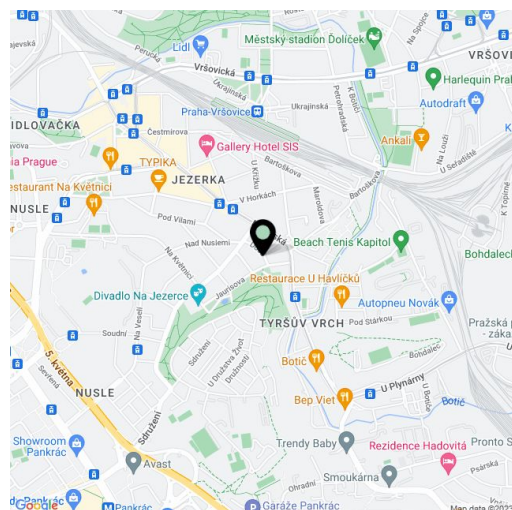
The area of the apartment is divided into a living room with a kitchen, a dining room, a **work area**, and access to the **terrace**, 2 bedrooms, a bathroom, a separate toilet with a **bidet shower**, a closet, and an entrance hall. The apartment boasts a large amount of **built-in storage space**.

The apartment was built in 2016. Facilities include **wooden floors with underfloor heating** and **Bosch** kitchen appliances. The **fireplace** in the living room and washable **designer wallpaper** in the bathroom create a cozy atmosphere. Heating is provided by a gas boiler. During the reconstruction of the building, an **elevator** was installed that stops at the mezzanine levels. The apartment includes a **cellar storage unit**. You can park in front of the building in the zone for residents.

A nice area right by the entrance to a **park** where the **Na Jezerce Theater** is located. A kindergarten, elementary school, a **high school** and a **Scioškola**, grocery stores and other shops, restaurants, and cafes are within walking distance. Transport connections to the city center are provided by trams, and there is also a bus stop a short distance from the building. The Praha-Vršovice Railway Station is also within walking distance. It only takes 5 minutes to get to the Pankrác metro station (line C) by bus; the **new D line metro station** on náměstí Bratří Synků Square will be about 15 minutes away on foot or 3 minutes by tram.

Interior 79.9 m<sup>2</sup>, terrace 7.5 m<sup>2</sup>, cellar 5.5 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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.



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