Happy House Rentals, s.r.o.
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www.happyhouserentals.com
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Is the estate atractive for you?
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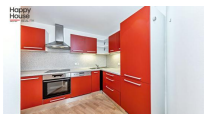
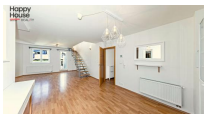
Beautiful, two bedroom (107,6sqm) duplex for sale with a terrace (21,8sqm) and balcony (1,8sqm) in Prague 4 - Nusle, Nuselská street



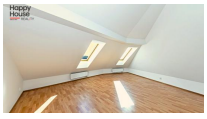
























11 500 000,00 CZK

incl. real estate agency and legal services commission

layout :	3+kk - 2 bedrooms	Celková užitná plocha :	108
city :	Praha	town quarter :	Prague 4
district :	Nusle	street :	Nuselská
number of rooms :	3	number of separate rooms :	
number of bathrooms :		number of separate toilets :	
number of toilets :		equipment :	
accessories :	balcony, terrace, elevator	other requirements :	last floor
type of floor :		construction :	brick
type of parking :	None	nearest public transport :	
infrastructure in the area :		PENB - Class :	D - Less economical
type of ownership :	personal		

We offer for sale a spacious duplex apartment 3+kk with a total area of approx. 108 m², featuring a 21.8 m² terrace and a 1.8 m² balcony, located on the 6th floor of a brick building with an elevator. The apartment offers two bedrooms – one on the lower level and the second on the upper floor, where there is also a bathroom and direct access to the terrace (divided into two parts). The living room is bright and spacious, with access to the balcony and stairs leading to the upper level. The kitchen is fully equipped with appliances: fridge with freezer, ceramic hob, electric oven, and dishwasher. The apartment has two bathrooms equipped with a bathtub, shower, and toilets. Heating is provided by local gas heating. Floors are finished with tiles and laminate. Street parking available in residential zones. The property is located near Jezerka Park and Theatre, with full civic amenities in the area – shops, services, cafés, restaurants, schools, and kindergartens. Arkády Pankrác Shopping Centre is nearby. Excellent transport accessibility – Kloboučnická bus stop is directly in front of the building, tram stop within walking distance, and quick connection to the city centre. Energy performance certificate (PENB): Class D.

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