

Offer of a unfurnished apartment 2+kk (59sqm) on the 4th floor with a cellar (5sqm), Prague 4 - Nusle, Rostislavova Street.

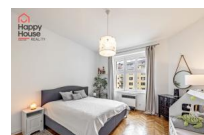
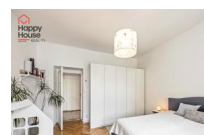
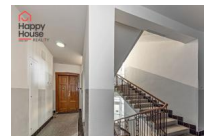


9 500 000,00 CZK

including legal services and real estate agency commission

layout :	2+kk - 1 bedroom	size :	64
city :	Praha	town quarter :	Prague 4
district :	Nusle	street :	Rostislavova
number of rooms :		number of separate rooms :	
number of bathrooms :		number of separate toilets :	
number of toilets :		equipment :	
accessories :	cellar, elevator	other requirements :	
type of floor :		construction :	brick
type of parking :	None	nearest public transport :	
infrastructure in the area :		PENB - Class :	G - Extremely wasteful

We offer a bright 2room apartment with a floor area of 59 sqm with non interconnecting rooms, high ceilings, located on the 4th floor of a 6 floor brick building with an elevator in Prague 4, Nusle. The apartment is equipped with ducts for portable air conditioning for hot summer days. The apartment is offered unfurnished. A major advantage is that the side of the apartment where the bedroom, bathroom, and toilet are located does not adjoin other apartments in the building and is therefore very quiet. From the spacious hallway, you enter the bedroom (20 sqm), which has wooden parquet floors, wooden windows with a view of a quiet courtyard with mature greenery, facing southeast. The living room is connected to a kitchenette (23 sq), which has a new kitchen unit from 2018, and wooden parquet floors. The kitchenette features a kitchen unit, induction hob, convection oven, extractor hood, refrigerator with freezer, and a large dishwasher. The window overlooks a quiet, one-way street. The bathroom has a shower, sink, heated towel rail, and underfloor heating under the tiles. The toilet is separate and also has underfloor heating. The rooms have gas wall heaters, and hot water is supplied by a boiler. The apartment includes a practical utility room for a washing machine, dryer, second refrigerator, etc. Electrical wiring was newly reconstructed in 2018, and the entire apartment was renovated in 2021. The apartment comes with a cellar. Parking zones are available around the



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building. The Energy Performance Certificate is not available, hence class G is listed. Whether you are buying this property as an investment for rental or otherwise, we are happy to provide our exceptional services in the management of residential units or mortgage consulting.

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