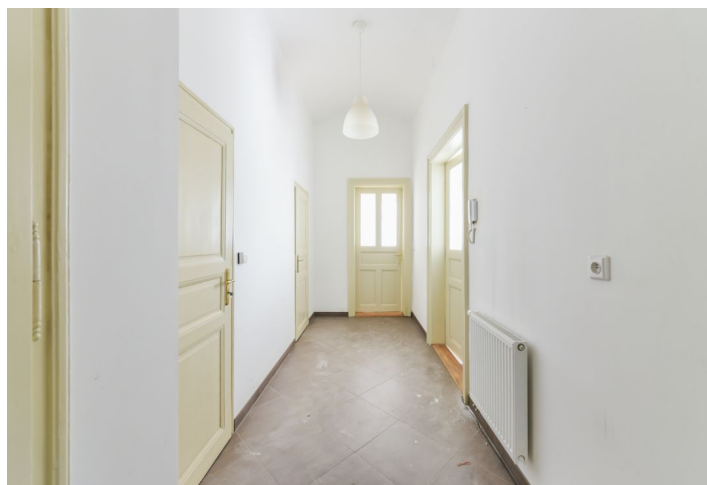




## Apartment One-bedroom (2+1)

**Sold**

87.5 m<sup>2</sup>, Prague 4, Nusle, Čestmírova





## Apartment One-bedroom (2+1)

**Sold**

87.5 m², Prague 4, Nusle, Čestmírova

|                  |       |
|------------------|-------|
| Total area       | 88 m² |
| Parking          | -     |
| Cellar           | Yes   |
| PENB             | E     |
| Reference number | 30640 |

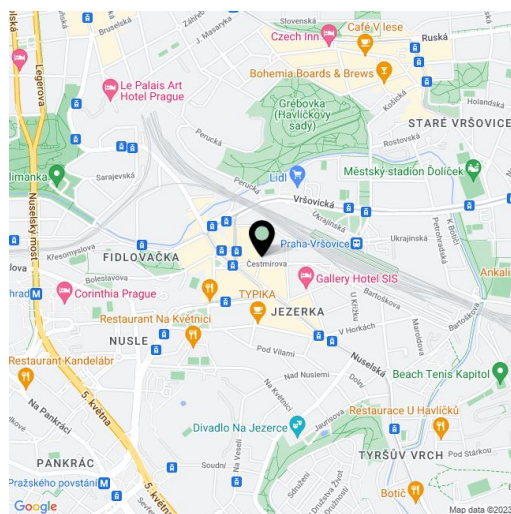
This bright apartment with preserved original elements is situated on the 1st floor of an Art Nouveau building with an elevator. The corner building is located on a quiet side street just a few steps from Bratří Synků Square, in a place with full urban amenities, great connections to the center, and close to several parks.

The layout consists of a **living room** and a **south-facing bedroom**, separate kitchen, foyer, bathroom, and a storeroom.

The apartment has been partially reconstructed. It features casement original windows. There is a connection for a gas boiler. The purchase price includes a **cellar**. In 2018, the building underwent a partial reconstruction, which refurbished the facade and the common areas.

The surrounding area has a full spectrum of services. Within walking distance, there is a health center, a kindergarten, an elementary school, and a high school, a post office, 2 theaters, a lot of shops, cafes, pubs, and restaurants. The Bratří Synků Square and Otakarova tram stops are just a few steps from the building, **the ride to the I. P. Pavlova metro station takes 5 minutes**, and to the Muzeum transfer station - 7 minutes. **Folimanka Park** or the **romantic Grébovka** can be reached on foot.

Total floor area 87.5 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.



## Apartment One-bedroom (2+1)

87.5 m², Prague 4, Nusle, Čestmírova

**Sold**





Apartment One-bedroom (2+1)

87.5 m², Prague 4, Nusle, Čestmírova

Sold

| 2.podlaží |               | 87,5 m <sup>2</sup> |
|-----------|---------------|---------------------|
| 01        | Chodba        | 7,6                 |
| 02        | Obývací pokoj | 26,1                |
| 03        | Kuchyň        | 16,6                |
| 04        | Pokoj         | 22,9                |
| 05        | Koupelna      | 3,4                 |
| 06        | WC            | 1,1                 |
| 07        | Komora        | 1,4                 |



## Apartment One-bedroom (2+1)

87.5 m<sup>2</sup>, Prague 4, Nusle, Čestmírova

**Sold**



umístění bytu v objektu