



## Apartment Two-bedroom (3+kk)

Sold

146 m<sup>2</sup>, Praha 4, Nusle, Bartoškova





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Total area	216 m <sup>2</sup>
Floor area*	146 m <sup>2</sup>
Terrace	70 m <sup>2</sup>
Parking	garage parking space
Garage	Yes
Cellar	-
Service price	6 700 CZK monthly
PENB	G
Reference number	31048

This unique industrial-style duplex loft with a 70-meter terrace is situated in a building from 1909 that was originally a steam mill. Reconstructed in 2004, it is now an attractive place to live in a location with all services and quick access to the city center.

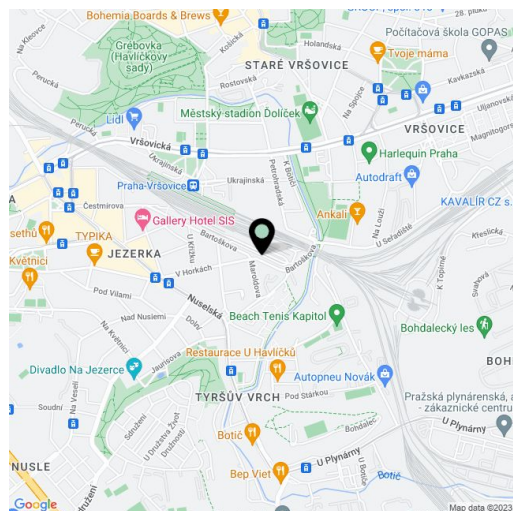
The entrance level on the 2nd floor consists of a spacious living room (83 sq. m.), a bathroom with a toilet, a closet, and a hallway. Upstairs, there is an open gallery, 2 bedrooms, a dressing room, and a bathroom with a toilet. The apartment also has a large rooftop terrace with a pergola, a summer kitchen, and views of the Bohdalec wooded hill.

The current appearance of the apartment was created in 2018. The interior impressively combines three-layer oak floors with Devon stone and brick mosaic, the surface of the terrace is made of Garapa Brazilian wood. Miele (steam oven with microwave, oven, refrigerator, freezer), Liebherr (wine fridge) and Küppersbusch (hob, dishwasher) premium kitchen appliances, Catalano, Hatria, Riho, and Grohe sanitary ware and fittings, Zehnder radiators. Central gas heating. The greenery on the terrace is maintained by a Gardena automatic irrigation system. The facilities also include a security fire entrance door with a safe padlock, a security system connected to a central station, and built-in safe. The purchase price also includes Natuzzi sofas and dining chairs and custom-made furniture. The unit comes with a garage parking space. A former steam mill built at the beginning of the 20th century by Bohumil Hrabě, the building has no elevator; it was completely reconstructed in 2004.

In recent years, the Nusle district has become an increasingly popular place to live, nice restaurants and shops are being set up here, and people requiring quality services are moving to new apartments. All infrastructure is here and the city center is about 10 minutes away by tram or car or 5 minutes by train—a station will soon be easily accessible on foot from the building thanks to a new underpass. It is not far to Jezerka Park, Tyršův Hill with a sports ground and tennis courts, or Bohdalec. Grébovka Park is also within walking distance.

Interior 145.8, terrace 70.6 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.