



## Apartment Two-bedroom (3+kk)

Sold

107.2 m<sup>2</sup>, Praha 4, Nusle, Na Jezerce





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Total area	109 m <sup>2</sup>
Floor area*	107 m <sup>2</sup>
Loggia	2 m <sup>2</sup>
Parking	-
Cellar	-
Service price	3 500 CZK monthly
PENB	G
Reference number	36481

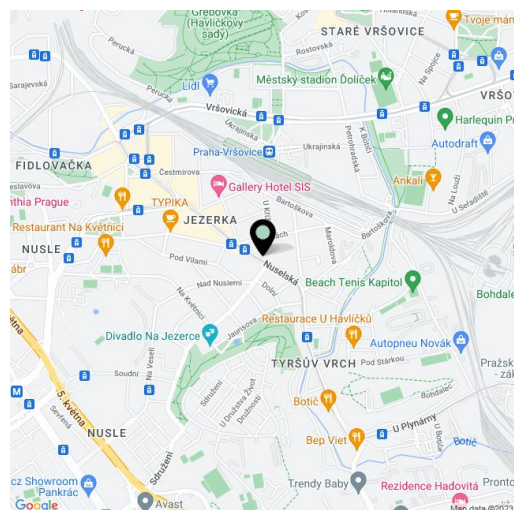
This more than hundred-meter apartment with a loggia, bay window, and preserved original handicraft elements offers comfortable living near Jezerka Park, in the Nusle district with a full range of services, 15 minutes from the city center.

The floor area of the apartment on the 1st floor consists of a living room partially connected to the kitchen and dining room, a bedroom with a **bay window overlooking the garden**, a second bedroom, a bathroom, a toilet (with a shower and connection for a washing machine), and a **loggia** accessible from the entrance hall. The loggia and windows of both bedrooms face a **quiet courtyard with greenery**.

The interior was renovated in 2006. Original elements have been preserved - **parquet floors** and wooden coffered doors, new casement windows. The kitchen is equipped with built-in appliances (gas stove). The reinforced entrance door has an additional lock. Heating is provided by a Buderus gas boiler. In the nearby building, **it is possible to buy up to 2 garage parking spaces**. The unit comes with a **large cellar** and a **membership share** in a cop that owns a **large garden in the courtyard with a playground** and seating area. The classic apartment building with an elevator has a renovated street-level facade and maintained common areas.

A few steps away is a grocery store, a cafe, and a Vietnamese or vegetarian restaurant. Within walking distance is also a **Scio School, the Prague Humanities High School**, a kindergarten, and an elementary school. The location is made even more pleasant by several nearby parks - the nearest is Jezerka, where the **Na Jezerce Theater** is located, the forest park on Tyršov Hill, and Bohdalec with playgrounds and trails for pedestrians and cyclists. **Convenient transport connections** are provided by trams. The ride to the I. P. Pavlova metro station takes 8 minutes, to the Karlovo náměstí metro station 10 minutes, and within 12 minutes you can get by bus to Želivského metro station (line A). A few minutes' walk away is also a train station with frequent connections to the Main Railway Station (5-minute ride) and in the direction of Benešov and Tábor, and the legendary **Posázavský Pacific** line also stops here.

Interior 107.02 m<sup>2</sup>, loggia 1.70 m<sup>2</sup>, cellar 12.10 m<sup>2</sup>



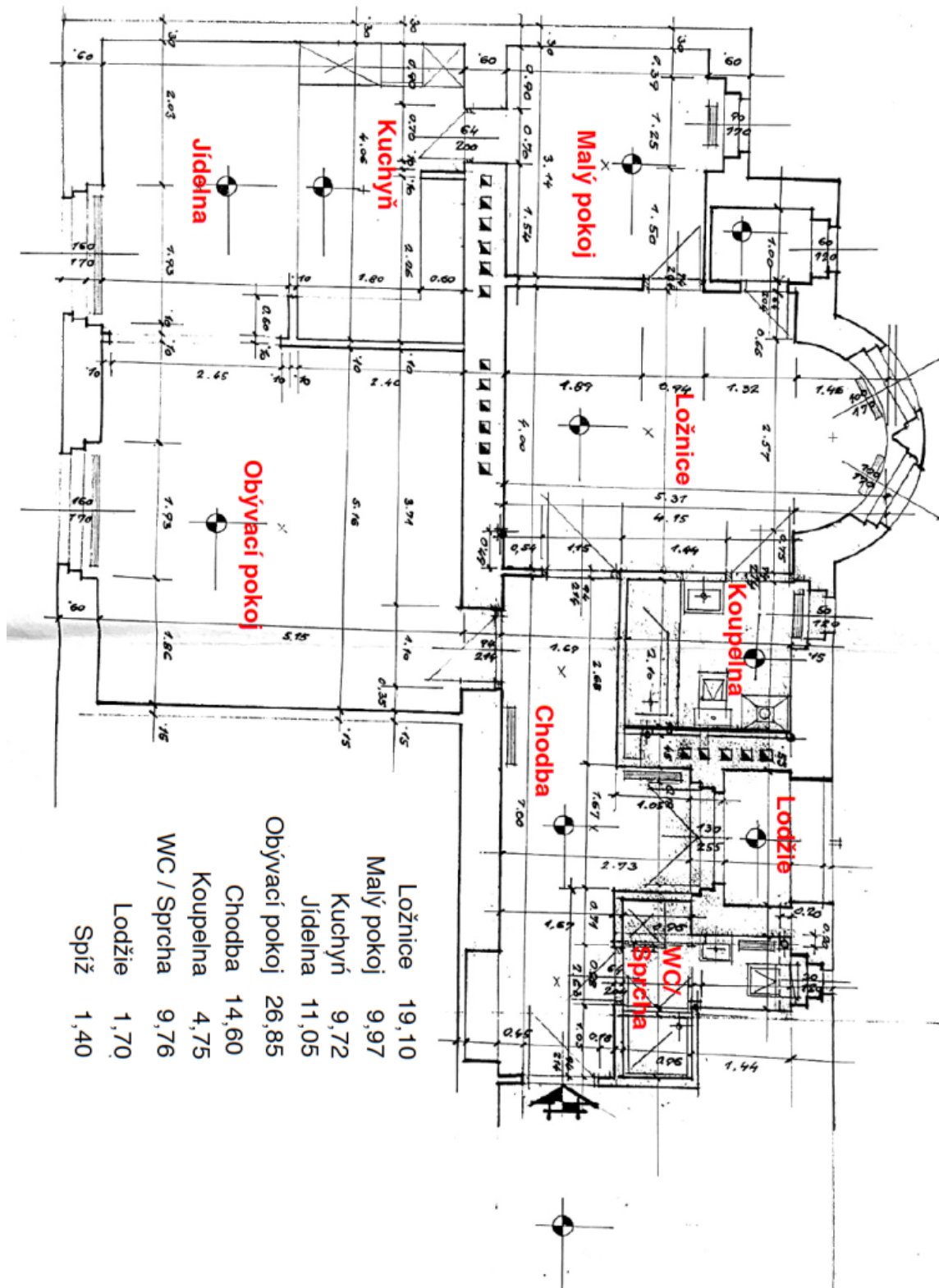
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Ložnice	19,10
Malý pokoj	9,97
Kuchyň	9,72
Jídelna	11,05
Obývací pokoj	26,85
Chodba	14,60
Koupelna	4,75
WC / Špiceň	9,76
Lodžie	1,70
Spiž	1,40