



Apartment Two-bedroom (3+kk)

€ 751 422 | CZK 18 500 000

102 m², Prague 2, Nusle, Lumírova





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Total area	116 m²
Floor area*	102 m²
Terrace	14 m²
Parking	Garage parking space
Garage	Yes
Cellar	Yes
PENB	D
Reference number	108779

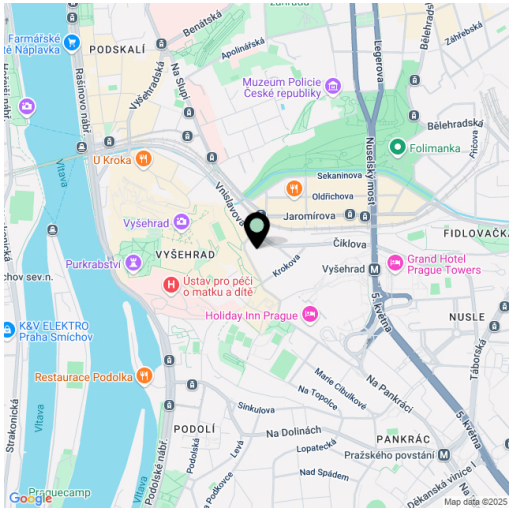
This renovated duplex apartment with 2 terraces is located on the 1st floor of a modern residential building with an elevator, parking, and shared garden in the courtyard. The property is situated in a quiet and desirable area in close proximity to the Vyšehrad fortifications and Lumírovy Sady park with a children's playground, offering quick access to the city center and within walking distance of the Vyšehrad metro station.

On the lower level of the apartment, there is an open plan living room with access to a **terrace** overlooking the park, a fully equipped kitchen, a guest toilet, a utility room, and an open entrance hall with built-in wardrobes. The upper level features two bedrooms with built-in wardrobes—one of which has access to a **terrace**—as well as a bathroom with a bathtub and separate toilet. The apartment comes with one garage parking space and a cellar. Residents also have access to two **shared gardens** in the courtyard of the barrier-free building.

The floors are covered with **parquet**, carpet, and tile; **underfloor heating** is installed in the living room and bathroom. The apartment is equipped with **security entrance doors** and a **chip-access system**. The practical layout is enhanced by ample **built-in storage**.

Located on the border of **Vyšehrad** and Nusle, the area is rich in greenery and historical landmarks. **The Prague Congress Center**, which hosts numerous cultural and social events, is also nearby, as well as the popular riverside area (náplavka) with a variety of vibrant venues. Full civic amenities are available in the vicinity. The Vyšehrad metro station (line C) and several tram and bus stops are within **walking distance**.

Floor area 102 m², terraces 14 m², cellar approx. 3 m².



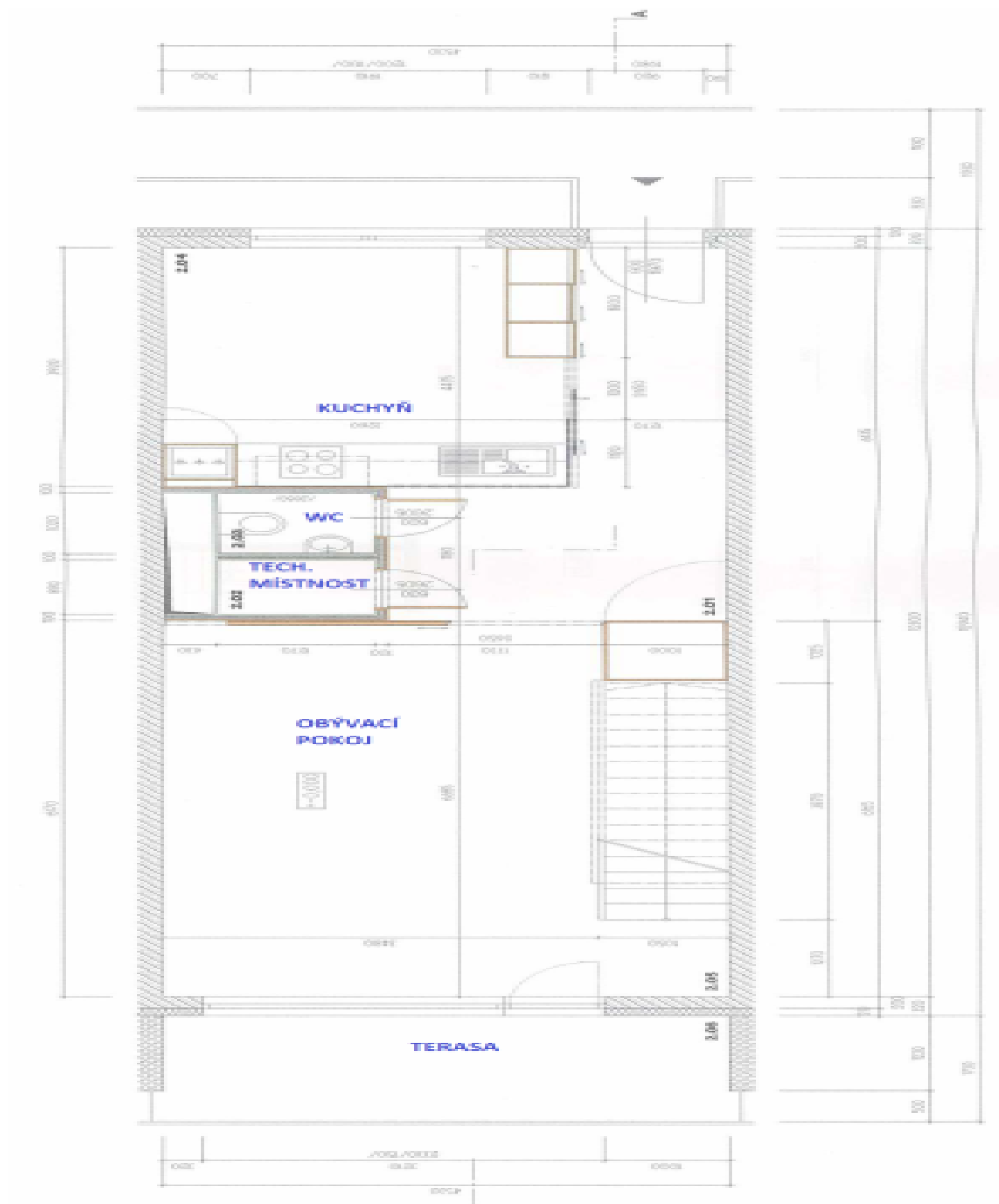
* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.



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