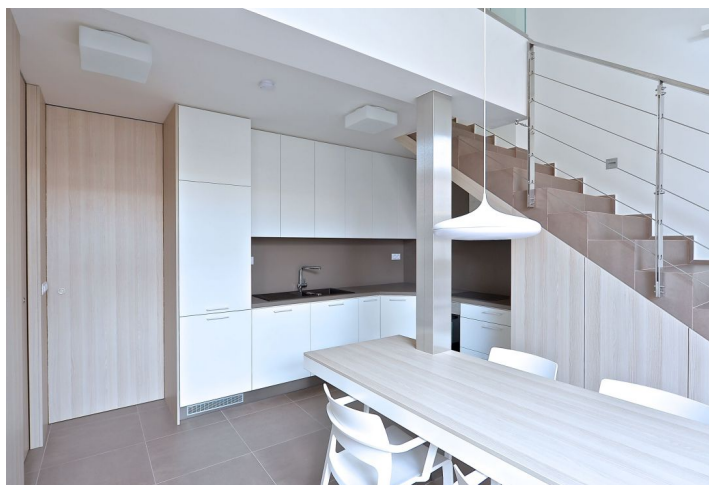




## Apartment Two-bedroom (3+kk)

Rented

109 m<sup>2</sup>, Prague 2, Nové Město, Záhořanského





# Apartment Two-bedroom (3+kk)

Rented

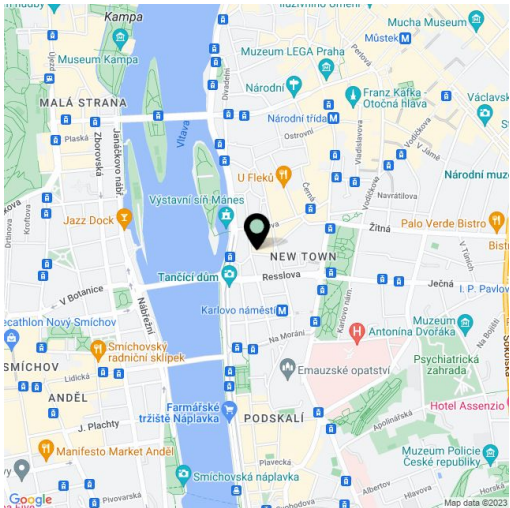
109 m<sup>2</sup>, Prague 2, Nové Město, Záhořanského

Total area	120 m <sup>2</sup>
Floor area*	109 m <sup>2</sup>
Terrace	11 m <sup>2</sup>
Parking	Parking can be arranged at extra cost.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	21047
Available from	Immediately

Boasting high standard equipment and perfect finishes, this architect designed furnished 2-bedroom 2-bathroom split-level attic flat with an 11 m<sup>2</sup> terrace is on the fifth floor of a fully reconstructed traditional residential building with lift. Centrally located in a quiet street one block from the Dancing Building and the Vltava riverbank, just a minute walk from trams, five min. from Karlovo náměstí metro station, and a short walk from the Mánes Exhibition Hall and the National Theater, with full amenities in the neighborhood.

The lower level includes living room with a fully fitted open kitchen and dining area, one bedroom, bathroom (walk-in shower, sink, bidet, toilet) with laundry area, and entry hall. The upper level features second bedroom with a glass wall above the living room and access to the terrace, a large fitted walk-in closet, and full bathroom. Both bedrooms are oriented towards the quiet courtyard.

Full air-conditioning, atelier windows, heated tiles, carpets, lit staircase and terrace, security entry door, lots of built-in wardrobes and storage, light dimmers, washing machine, dryer, dishwasher, 2x 3D TV, cable TV and Internet connection, smoke alarm, audio entry phone, cellar. Parking can be arranged at extra cost (approx. CZK 4000 per month). Common building charges and water consumption approx. CZK 4010/month. Utilities paid separately.



\* 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.