



## Apartment Four-bedroom (5+1)

Rented

234 m², Prague 1, Nové Město, Opletalova





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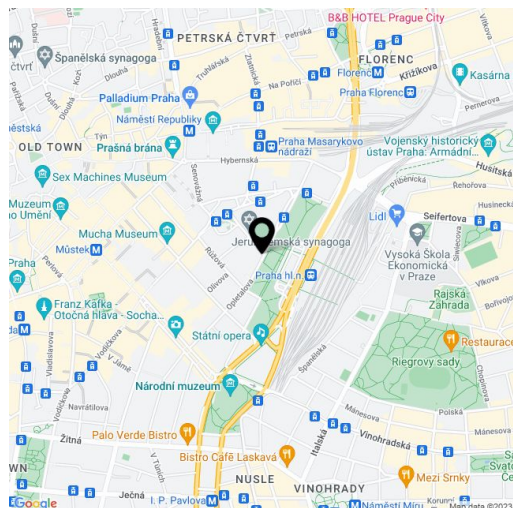
234 m², Prague 1, Nové Město, Opletalova

Total area	239 m²
Floor area*	234 m²
Balcony	5 m²
Parking	-
Cellar	-
PENB	G
Reference number	36648
Available from	Immediately

This is a chic, completely furnished, fully air-conditioned 4-bedroom 3-bathroom flat with a balcony, on the first floor of a modern residence with a reception - a fully refurbished traditional building with a lift. Located in the very center of Prague just steps from Vrchlického sady Park and the Prague Main Railway Station, in the immediate vicinity of Wenceslas Square with instant access to all three Prague metro lines and full amenities.

The spacious apartment features a living room with a dining area and a **balcony** facing the street, a fully fitted kitchen with breakfast bar, and four bedrooms - one has a **walk-in closet** and one is walk-through. There is an en-suite bathroom (shower, toilet), two family bathrooms (shower / bathtub, toilet), a utility room, a separate toilet, and an entrance hall.

Quality equipment and finishes, **air-conditioning**, high ceilings, large windows, **hardwood floors**, tiles, gas boiler, washer, dishwasher, microwave oven, wine fridge, garden furniture, TV, video entry phone, master switch, alarm. Monthly deposit for service charges and water: CZK 1000/person/month. Gas and electricity are billed 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.