



## Apartment Six-bedroom (7+1)

Rented

250 m², Prague 2, Nové Město, Apolinářská





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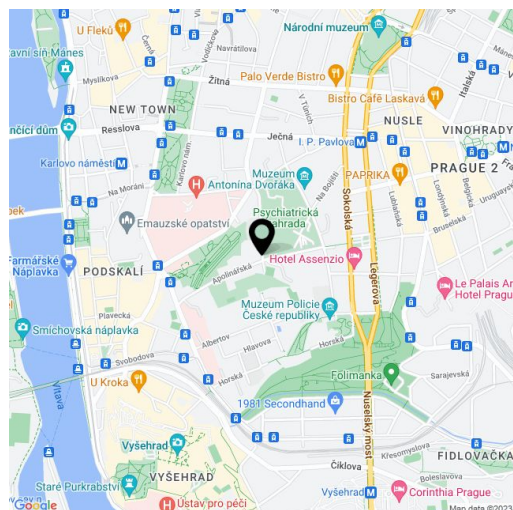
250 m², Prague 2, Nové Město, Apolinářská

|                  |                                                                        |
|------------------|------------------------------------------------------------------------|
| Total area       | 264 m²                                                                 |
| Floor area*      | 250 m²                                                                 |
| Balcony          | 5 m²                                                                   |
| Terrace          | 9 m²                                                                   |
| Parking          | Car elevator parking CZK<br>4,000–6,000/month (differs by car<br>size) |
| Garage           | Yes                                                                    |
| Cellar           | Yes                                                                    |
| PENB             | G                                                                      |
| Reference number | 41626                                                                  |
| Available from   | Immediately                                                            |

Unique apartment suitable for diplomats. Boasting a terrace, a balcony, and beautiful views of the neighborhood incl. the Botanical Garden, this 5-bedroom 3-bathroom split-level apartment is on the fifth floor of a completely refurbished traditional building from 1932, with preserved original details, an elevator, and parking. Located in an attractive Prague 2 neighborhood in the immediate vicinity of the Botanical Garden, near Vyšehrad Castle and Folimanka Park, within walking distance of the Vltava embankment. A area with very quick access to the city center, moments to tram stops, a few min. to the Karlovo náměstí metro station, and full amenities within easy reach incl. sports facilities such as the Podolí Swimming Pool and Žluté lázně.

The upper floor includes 4 bedrooms, 3 bathrooms, a fitted **walk-in closet**, a **balcony**, and an entrance hall. The lower level features a spacious living room, a fully fitted kitchen, a dining room, a bedroom (or study), a **terrace**, a laundry room, two toilets, and an entrance hall.

Ample built-in wardrobes and storage, two entrance doors to the apt., **hardwood parquet floors**, tiles, wooden staircase, security entry door, central heating, washer, dryer, dishwasher, central vacuum, alarm, **cellar**, bike storage in the building. **Parking** in the courtyard is available. Service charges and utilities are billed separately.



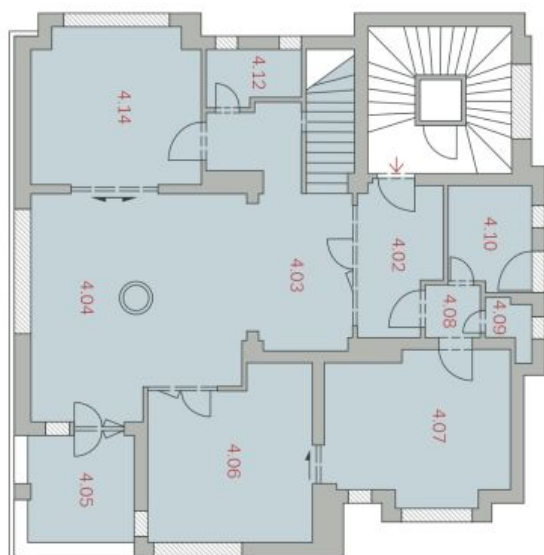
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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