

## Apartment Two-bedroom (3+1)

Rented

125 m<sup>2</sup>, Prague 1, Nové Město, Spálená



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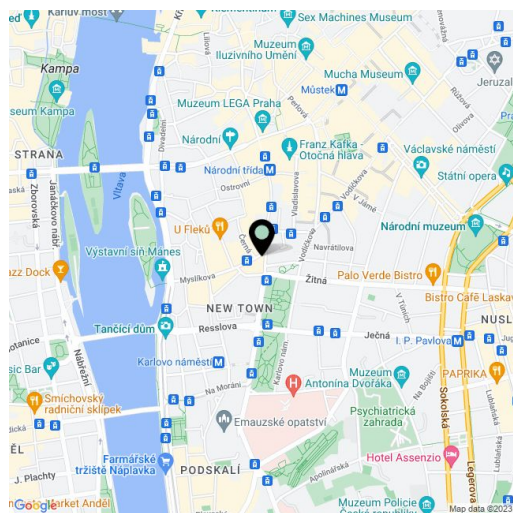
125 m<sup>2</sup>, Prague 1, Nové Město, Spálená

Total area	165 m <sup>2</sup>
Floor area*	125 m <sup>2</sup>
Terrace	40 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	23848
Available from	Immediately

Boasting an extravagant design and finishes plus a 40 sq. m. terrace facing the courtyard, this fully refurbished 2-bedroom 2-bathroom apartment is on the fifth floor of a traditional residential building with an elevator. Conveniently located in the very city center with full amenities within instant reach, right opposite the My shopping center and the multipurpose QUADRIO complex. Just 50 m from the Národní třída metro station (line B) and tram links, and a few minutes' walk to Wenceslas Square.

The interior features a spacious entrance hall, a fully fitted kitchen with terrace access, a living room with a decorative fireplace, two bedrooms (each with an en-suite bathroom), and a guest toilet.

Hardwood parquet floors, built-in wardrobes and storage space, central heating, electric boiler, dishwasher. Deposit for service charges, water, and heating: CZK 3,000/month for one person. Electricity is billed separately (transferred to the tenant).



\* 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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