

## Apartment Two-bedroom (3+1)

Rented

122 m², Prague 2, Nové Město, Trojická



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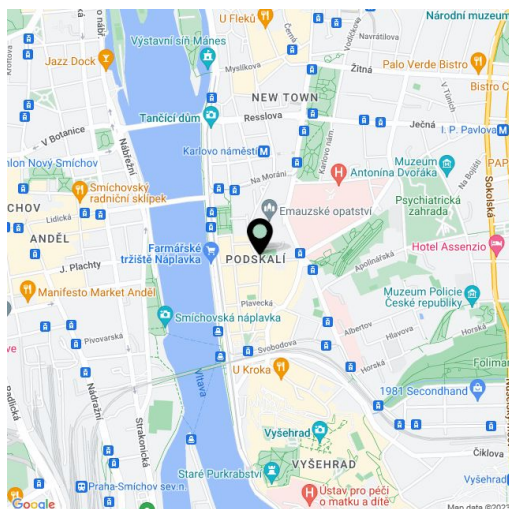
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Total area	137 m²
Floor area*	122 m²
Balcony	5 m²
Terrace	10 m²
Parking	-
Cellar	-
PENB	G
Reference number	32868
Available from	Immediately

This completely refurbished, fully furnished and air-conditioned 2-bedroom 2-bathroom apartment with a terrace and a balcony is on the 5th top floor of a completely renovated corner apartment building from 1907, near the Emauzy Monastery and the popular Náplavka on the Rašínovo embankment. The unique location of the former rafting village of Podskali offers easy accessibility by public transport and proximity to full amenities. Located just a few steps from the Vltava riverbank and the metro station at Palackého náměstí Square (Karlovo náměstí), within walking distance of the Vyšehrad gardens and numerous cafes, bistros and restaurants.

The entrance level consists of a living room with a south-facing balcony, a fully fitted kitchen with a dining area, a bathroom, and an entrance hall. The living room staircase leads to the upper level with 2 bedrooms and a bathroom. One of the bedrooms has a south-facing terrace oriented towards a landscaped courtyard.

Quality equipment, bleached oak floors, Venetian stucco on the walls, tiles, wooden casement windows, central heating, natural stone kitchen countertop, bio-ethanol fireplace, Villeroy & Boch and Roca sanitary ware, AEG, Bosch, Franke, and Electrolux kitchen appliances, security entry door, video phone. Deposit for service charges, water and heating: CZK 5000/month. Electricity is 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.