



## Apartment Three-bedroom (4+1)

Rented

157 m<sup>2</sup>, Prague 2, Nové Město, Na Moráni



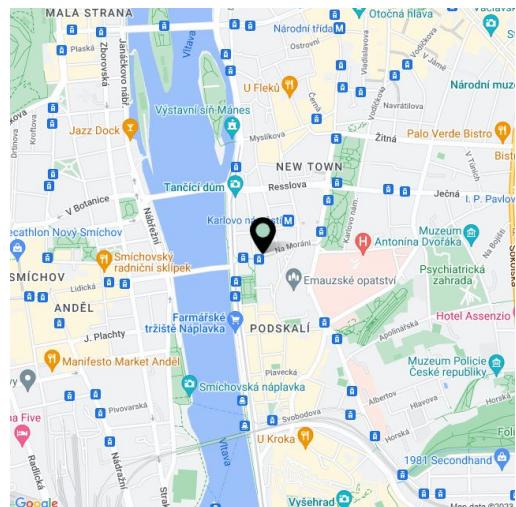


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Total area	165 m <sup>2</sup>
Floor area*	157 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	Building charges and water CZK 3,000/month. Gas and electricity are billed separately.
PENB	C
Reference number	28171
Available from	Immediately



\* 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.

**Benefiting from 3 balconies, this high-standard, partially furnished, fully refurbished apartment with high ceilings, large windows, double-wing interior doors, and views of the Emaus Monastery and an adjacent park is situated on the 3rd floor of a completely reconstructed apartment building with an elevator, moments from the Vltava riverbank, just a minutes' walk from the Karlovo náměstí metro station with full amenities in the area.**

The **bright interior** includes a living room with a balcony, a fully fitted eat-in kitchen with a balcony, a master bedroom with a balcony and en-suite bathroom (walk-in shower, toilet), two additional bedrooms, a family bathroom (bathtub, bidet, toilet), a utility room, a guest toilet, and a spacious entrance hall. The apartment faces south.

High-quality materials and finishes, **oak parquet floors**, heated tiles throughout, gas boiler, top quality highly durable Lapitec ceramic kitchen counter top, dishwasher, washer, microwave oven, video entry phone, security doors, 6 m<sup>2</sup> cellar.