



## Apartment Two-bedroom (3+kk)

Rented

129 m<sup>2</sup>, Prague 2, Nové Město, Gorazdova





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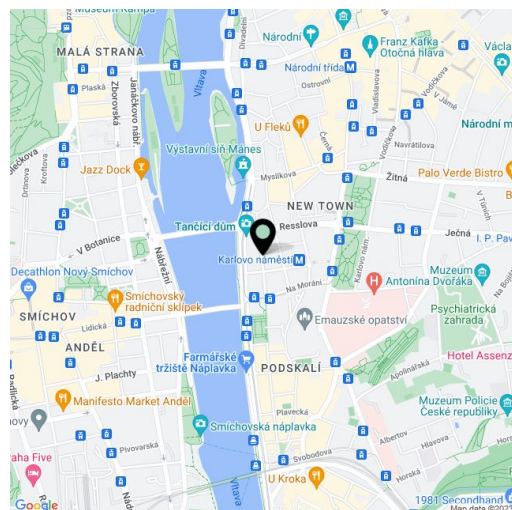
129 m², Prague 2, Nové Město, Gorazdova

Total area	129 m²
Parking	-
Cellar	Yes
Service price	Common building charges CZK 2,500/person/month. Every other person CZK + 1,400/month. Gas and electricity - transferred to the tenant.
PENB	G
Reference number	32281
Available from	Immediately

Live on a quiet street just a few steps from Slovanský Island and near the popular Náplavka embankment in a renovated furnished apartment, meticulously designed down to the last detail. The apartment, inspired by the latest Western urban interior design trends, is located on the 4th floor of a newly renovated Art Nouveau building. The Dancing House and Mánes Tower are in the vicinity. Today, the neighborhood is full of cozy cafes, restaurants, and shops. Charles Square with its park, the Žofín Palace, and the National Theater are just a short walk away. There are metro stations and tram and bus stops within quick walking distance. The Park Lane International School and the French Lyceum are also within easy reach.

The apartment features a west-facing, almost **50 m² living room** with a dining area and a fully fitted open plan kitchen with views of the street. Two east-facing bedrooms with en-suite bathrooms (one with a freestanding bathtub, a large shower, and a toilet, the other with a shower and a separate toilet) look out onto a peaceful courtyard. The interior also consists of an entrance hall, a **walk-in closet**, a guest toilet, and a utility room.

Eye-catching **onyx wall** in the entrance hall. Other features include **Italian marble** with a special stain-proof coating that is also applied to the floor and wall tiles as well as the worktop in the kitchen. Chevron **oak hardwood floors**, exact replicas of the original doors and windows, **Miele** kitchen appliances (induction hob, cooktop, oven, extractor hood, French door refrigerator, freezer, and wine fridge), a **Dornbracht** kitchen tap, and designer bathrooms. Heating is provided by a Vaillant gas boiler. A **basement storage unit** is available.



\* 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.