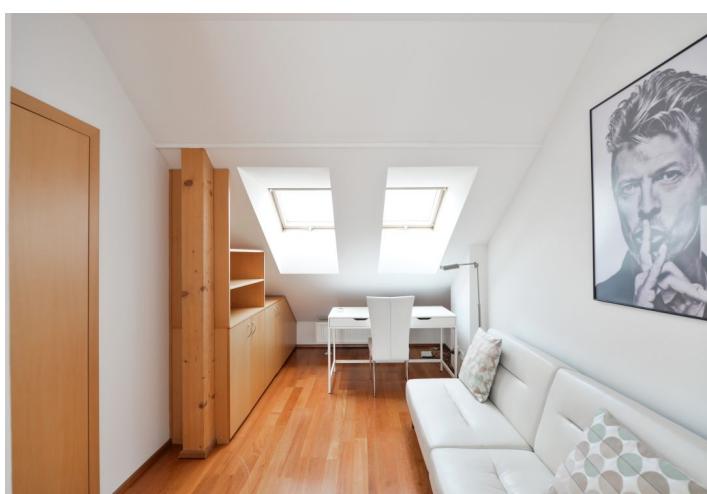




## Apartment Two-bedroom (3+kk)

Rented

115 m<sup>2</sup>, Prague 1, Nové Město, Olivová



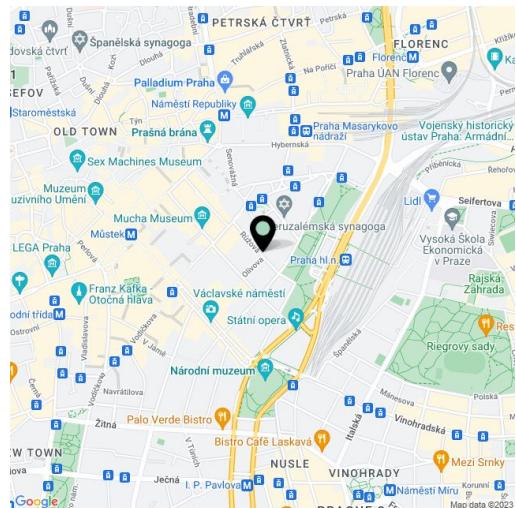


## Apartment Two-bedroom (3+kk)

Rented

115 m<sup>2</sup>, Prague 1, Nové Město, Olivová

Total area	122 m <sup>2</sup>
Floor area*	115 m <sup>2</sup>
Loggia	7 m <sup>2</sup>
Parking	Garage parking nearby.
Garage	Yes
Cellar	-
PENB	G
Reference number	35307
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 a private enclosed balcony and full air-conditioning, this is a fully furnished 2-bedroom 2-bathroom split level attic apartment on the 5th floor of a completely renovated building with a new lift. Situated on a quiet street just a few steps from the Main Train Station and a few blocks from Wenceslas Square with all three Prague metro lines, within easy reach of full amenities and services. Great central location for people who enjoy city life and the convenience of being able to walk to just about everywhere.**

The lower level consists of a living room with a fully fitted open plan kitchen and the **enclosed balcony** facing the quiet courtyard, a bedroom, a shower room with a toilet, and an entrance hall with built-in wardrobes. The upper floor features a bedroom with built-in storage, a bathroom including a bathtub and a toilet, and a utility room.

**Air-conditioning, hardwood floors, tiles, wooden ceilings, security entry door, gas boiler, washing machine, dishwasher, coffee maker, kitchenware, garden furniture, vacuum cleaner, 2 TVs, alarm, Astra satellite connection. Garage parking is available in the building opposite at an additional fee. Monthly deposit for service charges and utilities: CZK 3800.**