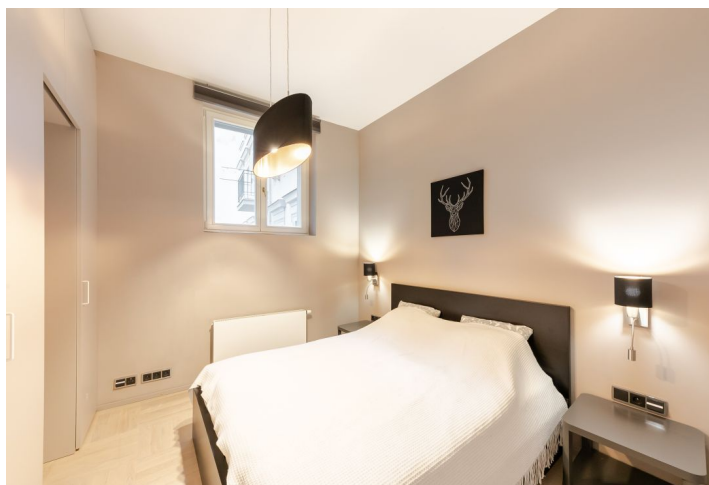




## Apartment One-bedroom (2+kk)

Rented

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





## Apartment One-bedroom (2+kk)

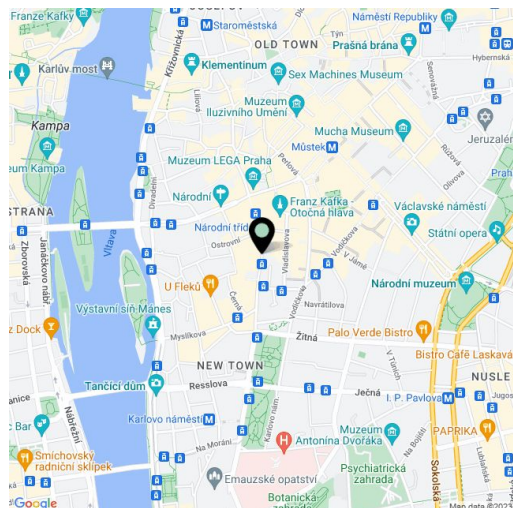
**Rented**49 m<sup>2</sup>, Prague 1, Nové Město, Spálená

Total area	53 m <sup>2</sup>
Floor area*	49 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	-
Cellar	-
PENB	C
Reference number	36858
Available from	Immediately

This quiet, fully furnished 1-bedroom apartment with a balcony offering green views is on the first floor of a completely refurbished residence with an elevator, a 24/7 reception and security, a camera system, and a green courtyard. Centrally located just moments from the Vltava riverbank, the Žofín Palace, and the National Theater, with full amenities within immediate reach, a few min. walk from the Karlovo náměstí metro station and park, and within walking distance of Wenceslas Square.

The interior features a living room with a fully fitted open plan kitchen, a dining area, and a **balcony** facing the green landscaped courtyard, a bedroom with built-in wardrobes, a shower room with a toilet, and an entrance hall.

Quality equipment and finishes, high ceilings, **hardwood floors**, tiles, security entry door, central heating, French windows, sofa, garden furniture, dishwasher, washing machine, induction cooktop, microwave oven, kitchenware, TV, video entry phone. Monthly deposit for service charges, heating and water: approx. CZK 7,000. 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.