



## Apartment Two-bedroom (3+1)

Rented

93 m<sup>2</sup>, Prague 1, Nové Město, Petřská





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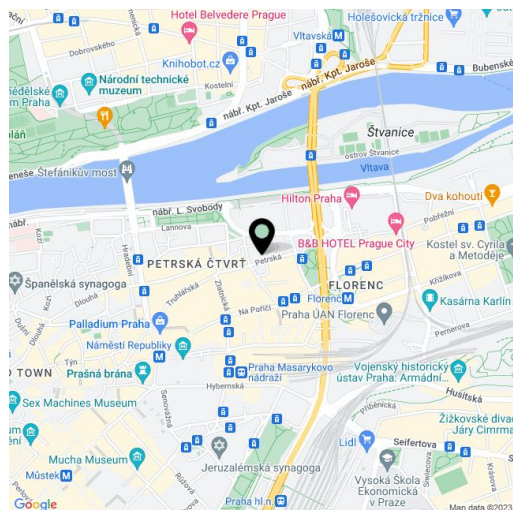
**Rented**93 m<sup>2</sup>, Prague 1, Nové Město, Petřská

Total area	95 m <sup>2</sup>
Floor area*	93 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Terrace	32 m <sup>2</sup>
Parking	Garage parking nearby.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	39180
Available from	Immediately

Apartment with a huge terrace and a balcony in the center of Prague. This renovated 2-bedroom apartment with views of the Vítkov and Petřín Hills is on the sixth topmost floor of a fully refurbished Functionalist building with a lift next to Petřské Square. Situated within easy reach of complete amenities, incl. quality restaurants, shops, bistros, cafes, and public transportation, just a few min. walk to the Náměstí republiky and Florenc metro stations, the Hilton Hotel, and the Palladium and Kotva shopping malls. A swimming pool and a fitness center are just a short walk away and the Štvanice tennis court is close-by.

The interior features a fully fitted kitchen with a pantry and a **balcony** facing the courtyard, a living room, and two bedrooms. There is a storage room / **walk-in closet**, a bathroom with a bathtub and a toilet, an additional separate toilet, a hall with a skylight, and an entrance hall. The living room and one bedroom have access to the large **terrace** with a pergola, overlooking the Petřské Square.

Preserved original details, **solid wood parquet floors**, tiles, **marble** window sills, **air-conditioning**, security entry door, **Miele** appliances, washer, dryer, dishwasher, induction cooktop, microwave oven, **cellar**. A **parking** space is available in the public garage at Petřské Square at CZK 3,000/month. Monthly deposit for service charges and utilities 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.