



## Apartment One-bedroom (2+kk)

Rented

83.03 m<sup>2</sup>, Prague 1, Nové Město, Příčná



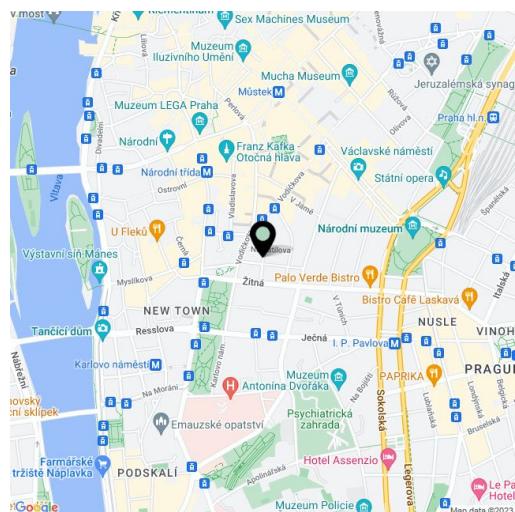


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Total area	86 m <sup>2</sup>
Floor area*	83 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Deposit for services, water, and heating, including Internet CZK 5,000/month. Electricity - transferred to the tenant.
PENB	C
Reference number	40394
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.

This partly furnished air-conditioned apartment with 2 balconies and parking is on the 4th floor of a completely renovated Functionalist building with an elevator, a garage, and security cameras. Renovated to a high standard with emphasis placed on details, preserving original features, and quality materials, the building is located in the city center, near the New Town town hall, just a 3-min. walk from the metro and tram stops on Charles Square and 7 min. from the Můstek metro station on Wenceslas Square, with full amenities within immediate reach.

The interior features a living room with a fully fitted open plan kitchen and a small **balcony**, a bedroom with a built-in wardrobe plus an open study area and a **balcony** facing the back courtyard, and a bathroom with a bathtub, walk-in shower, and a toilet. There is an additional separate toilet with a bidet, and an entrance hall with a built-in wardrobe.

**Hardwood floors**, tiles, custom-made curtains and drapes, central heating, washer, dryer, dishwasher, microwave oven, **cellar**. An on-site **garage parking** space is available at CZK 5,000/month including charges.