



Apartment Seven-bedroom (8+1)

Rented

281 m², Prague 2, Nové Město, Apolinářská





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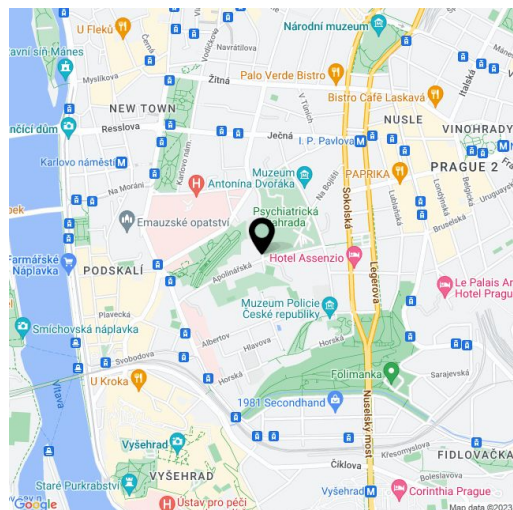
281 m², Prague 2, Nové Město, Apolinářská

Total area	299 m²
Floor area*	281 m²
Terrace	18 m²
Parking	Car elevator parking CZK 4,000–6,000/month (differs by car size)
Garage	Yes
Cellar	Yes
PENB	G
Reference number	41627
Available from	Immediately

Unique apartment suitable for diplomats. Boasting a terrace, a winter garden, and beautiful views of the neighborhood incl. the Botanical Garden, this 6-bedroom 4-bathroom split-level apartment is on the third floor of a completely newly refurbished traditional building from 1932, with preserved original details, an elevator, and parking. Located in an attractive Prague 2 neighborhood in the immediate vicinity of the Botanical Garden, near Vyšehrad Castle and Folimanka Park, within walking distance of the Vltava embankment. An area with very quick access to the city center, moments to tram stops, a few minutes to the Karlovo náměstí metro station, and full amenities within easy reach incl. sports facilities such as the Podolí Swimming Pool and Žluté lázně.

The upper floor includes 4 bedrooms, 3 bathrooms, a **winter garden**, and an entrance hall. There is a large **terrace** accessible from the staircase. The lower level features a spacious living room, a fully fitted kitchen and food preparation room, a dining room, a bedroom (or study), a hall, a laundry room, a toilet, and an entrance hall. The apartment has an additional guest bedroom with a bathroom accessible from the study and a separate entrance from the upper ground floor of the building.

Ample built-in wardrobes and storage, two entrance doors to the apt., **hardwood parquet floors**, tiles, wooden staircase, security entry door, central gas heating, washer, dryer, dishwasher, central vacuum, alarm, **cellar**, bike storage in the building. **Parking** in the courtyard is available. Service charges and utilities are billed separately.



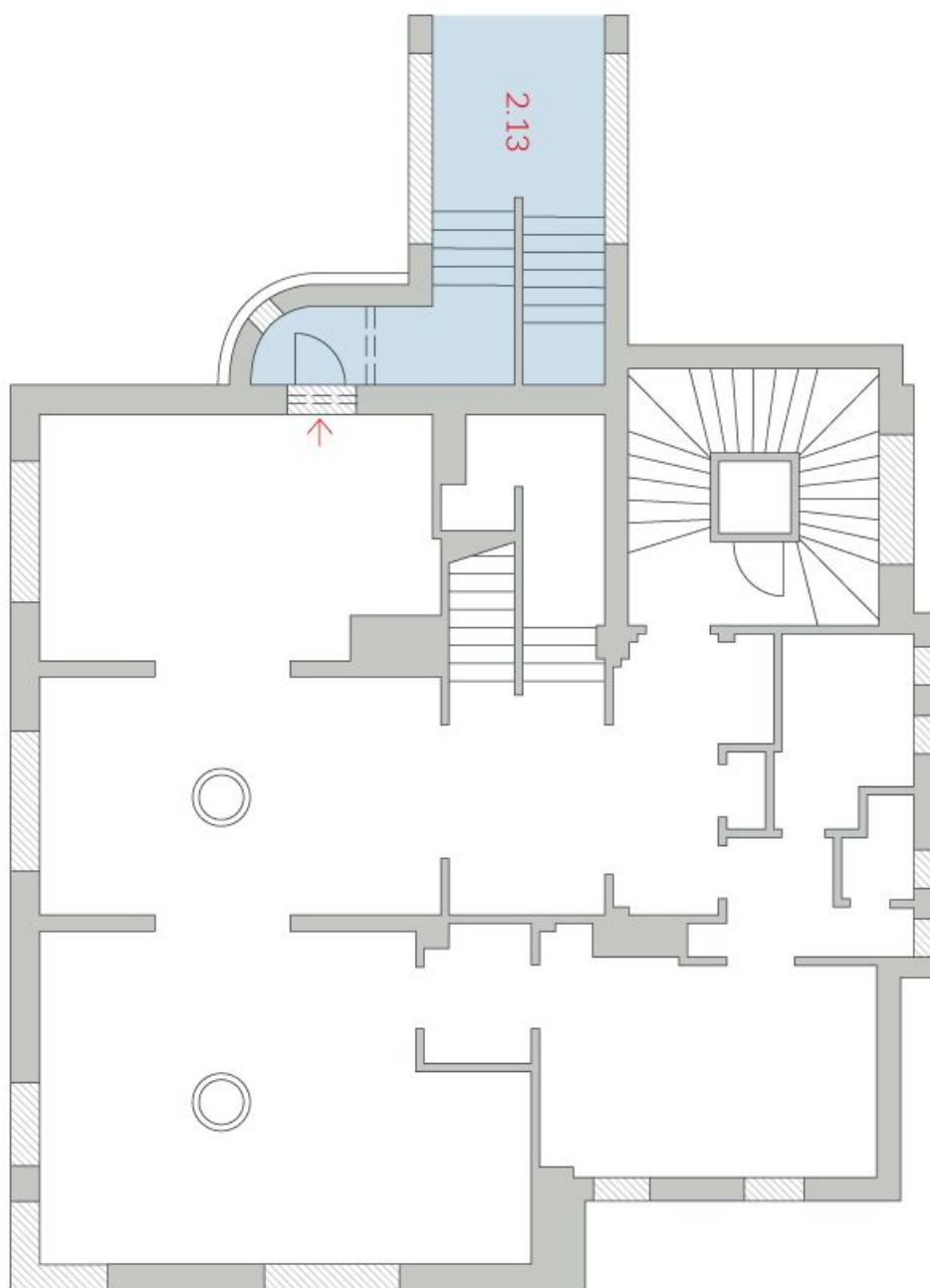
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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