



## Apartment Two-bedroom (3+kk)

Rented

208 m<sup>2</sup>, Prague 4, Podolí, Na Topolce





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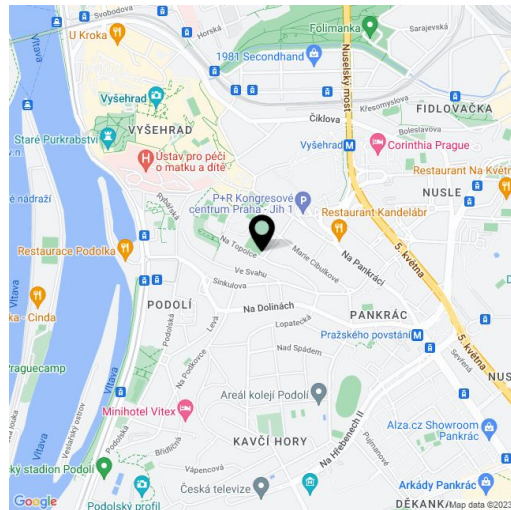
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Total area	253 m <sup>2</sup>
Floor area*	208 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Terrace	35 m <sup>2</sup>
Winter garden	5 m <sup>2</sup>
Parking	2 garage parking spaces.
Garage	Yes
Cellar	-
Service price	Monthly deposit for services, water, heating, and garage maintenance: CZK 13,000. Electricity is billed separately.
PENB	G
Reference number	100391
Available from	Immediately

This premium, modern, semi-furnished split-level apartment near Vyšehrad Castle comes with 2 bathrooms, a balcony, a terrace, and beautiful far-reaching panoramic views of the city and the Vltava River. On the 5th floor of a contemporary building with a daily reception, elevator, and shared courtyard garden, it was designed by the Šafer Hájek Architekti studio. The building won the Building of the Year 2009 award. Set on a slope on a quiet street in Nusle, Prague 4, a short walk from the Vyšehrad Castle Gardens and Lumírový Sady Park, a five min. walk from the Vyšehrad metro station (two stops to the city center), and the Prague Congress Center. Within easy reach of the Pražského povstání metro station, the Prague 4 business district, and full amenities.

The lower level of the apartment includes a living room with a fully fitted open plan kitchen, a balcony, and a large terrace offering beautiful views, a toilet, and an entrance hall with built-in wardrobes. The upper floor features a gallery with built-in wardrobes, a master bedroom with a winter garden and en-suite bathroom (bathtub, walk-in shower, bidet, toilet), a second bedroom with an en-suite bathroom (walk-in shower, bidet, toilet), and a spacious fitted walk-in closet.

**Air-conditioning, hardwood floors, marble tiles, security entry door, automatic exterior blinds, central heating, Miele appliances, washing machine, dishwasher, induction cooktop, steam oven, coffee maker, TV, alarm, video entry phone, cellar. Two garage parking spaces are included.**



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.