



## Apartment Two-bedroom (3+1)

Rented

119 m<sup>2</sup>, Prague 2, Nové Město, Na hrobci





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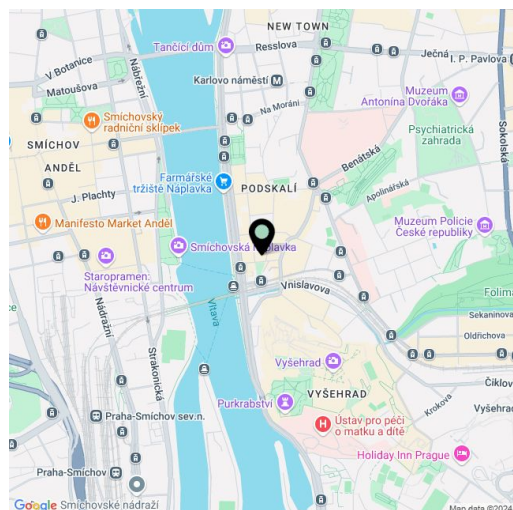
119 m<sup>2</sup>, Prague 2, Nové Město, Na hrobcí

Total area	119 m <sup>2</sup>
Parking	Garage parking near by - subject to availability.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for service charges and water approx. CZK 2,700. Electricity and gas are billed separately - transferred to the tenant.
Reference number	101199
Available from	Immediately

This bright renovated unfurnished 2-bedroom corner apartment with amazing views of the Vltava River and Výtoň embankment is set on the second floor of a refurbished traditional building with an elevator. A great location adjacent to a park with a children's playground, with very good amenities, services, cafes, bistros, restaurants, and transportation connections, moments from the tram and metro station on Palackého/Karlovo náměstí Square. Located in close vicinity of Vyšehrad Park and within walking distance of Folimanka Park, the Botanic Garden, and a skate park on the opposite bank of the river.

The sunny interior features a living room, a fully fitted kitchen with a dining area, 2 bedrooms, a bathroom (bathtub, toilet, bidet shower) with a utility area, a guest toilet, and a spacious entrance hall with a built-in wardrobe.

Hardwood parquet floors, tiles, original stucco ceilings, underfloor heating the bathroom and the toilet, gas boiler, washer, dryer, dishwasher, microwave oven, two refrigerators and freezers, 12 sq. m. cellar. Garage parking can be arranged near by (subject to availability).



\* 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.