



## Apartment Three-bedroom (4+1)

€ 3 880 | CZK 98 000

156 m<sup>2</sup>, Prague 2, Nové Město, Dřevná





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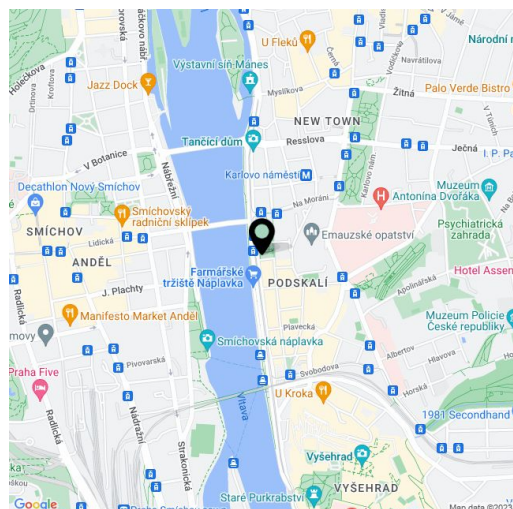
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Total area	158 m <sup>2</sup>
Floor area*	156 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	Secure parking nearby.
Cellar	-
Service price	Services are included in the rent. Deposit for utilities (electricity, gas, water) CZK 10,000/month.
PENB	G
Reference number	12711
Available from	Immediately

Boasting great views of the Vltava River, Petřín Hill, and Prague Castle, this completely furnished apartment with a balcony is on the 5th floor of a completely renovated Art Nouveau building with an elevator and well-maintained common areas. Situated on a tree-lined street moments from the Emauzy Monastery and the Vltava riverbank, just across from the Palackého (Karlovo) náměstí metro station and tram stop. Located within easy reach of the city center and full amenities, near the popular Náplavka embankment, and within walking distance of the Vyšehrad gardens, numerous cafes, bistros, and restaurants, plus the French School.

The apartment has a spacious entrance hall, a fully fitted and equipped eat-in kitchen, a 44 sq. m. living room with access to the balcony, three bedrooms facing a quiet green courtyard, two bathrooms (bathtub/walk-in shower, bidet, toilet), **two walk-in closets**, and a guest toilet with a bidet.

Preserved original details, high ceilings, large windows, **hardwood parquet floors**, tiles, security entry door, two gas boilers, washer, dryer, dishwasher, microwave oven, kitchenware, towels, bed linen, TV, video entry phone, alarm, satellite reception. Shared basement storage is available. A courtyard parking space on a nearby street is available at CZK 3,000/month.



\* 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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