



## Apartment Two-bedroom (3+kk)

Rented

185 m<sup>2</sup>, Prague 1, Nové Město, Pštrossova





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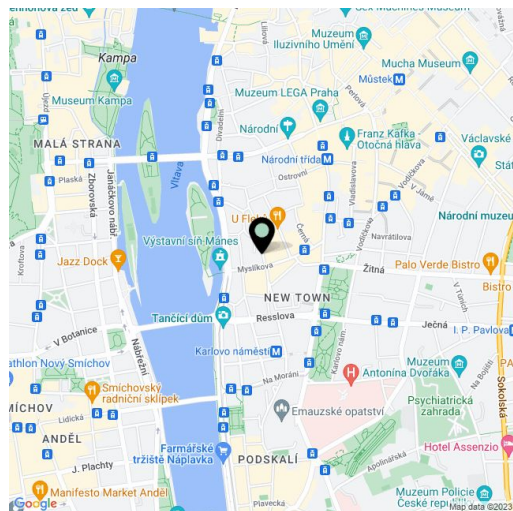
185 m<sup>2</sup>, Prague 1, Nové Město, Pštrossova

Total area	235 m <sup>2</sup>
Floor area*	185 m <sup>2</sup>
Terrace	50 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	22667
Available from	Immediately

Boasting timeless design and views of the Petřín Hill and the Prague Castle, this is a high quality furnished 2-bedroom 2-bathroom split-level attic flat with a 50 m<sup>2</sup> terrace. Situated on the fifth floor of a traditional residential building with lift. Centrally located in a quiet street one block from the Dancing Building and the Vltava riverbank, just a minute from trams, five min. from Karlovo náměstí metro station, and a short walk from the Mánes Exhibition Hall and the National Theater, with full amenities in the neighborhood.

The lower level includes an air-conditioned living room partly separated from the fully fitted and equipped kitchen, master bedroom with an en-suite bathroom (double sink, tub, toilet) and lots of built-in wardrobes, guest bedroom, shower bathroom with toilet, storage room, and entry hall with a walk-in closet. There is a double staircase leading to the upper floor featuring an air-conditioned open gallery with study and sitting areas, a fitted kitchenette, walk-in closet and access to the terrace.

Wooden floors, tiles, wooden beams, security entry door, atelier windows, recessed lighting, security electrical blinds, Miele appliances, wine fridge, basic dishes and kitchenware, TV, video entry phone, alarm. Common building charges, water and deposit for utilities CZK 7,500/month. Available from April 15, 2022.



\* 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.