



## Apartment Three-bedroom (4+1)

Rented

170 m<sup>2</sup>, Prague 2, Vyšehrad, Rašínovo nábřeží





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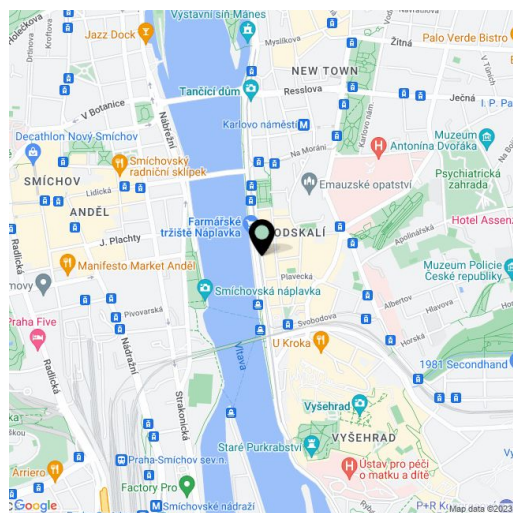
**Rented**170 m<sup>2</sup>, Prague 2, Vyšehrad, Rašínovo nábřeží

Total area	170 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	2570
Available from	Immediately

Lovely furnished renovated 3-bedroom 2-bathroom flat with 2 balconies in an Art Nouveau villa with Cubist details, finished in 1913 by a renown Czech architect Emil Králíček, right under the Vyšehrad Castle, on the Vltava riverbank. Highly valued by architecture connoisseurs, the villa boasts beautiful and well preserved original features, huge shared first floor terrace and a pleasant landscaped garden with a gazebo (to be used by the tenants).

The interior includes three bedrooms - two of them with balcony access, a fully fitted eat-in kitchen, living room with a winter garden, two bathrooms, guest toilet, utility room, and entry hall.

High ceilings with classic lines, wood paneling in the hall, parquet floors and tiles, built-in storage, Miele washer and dryer, dishwasher, floor heating in the bathroom, TV, telephone line, audio entry phone, basement storage, no lift. Can be rented unfurnished. Second floor with beautiful views of the river panorama, the Prague Castle and Petřín Hill. Garage parking space available at CZK 4000/month. Good transportation connections, just a few minute drive to the French School. Common charges CZK 6,500/month, gas and electricity 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.