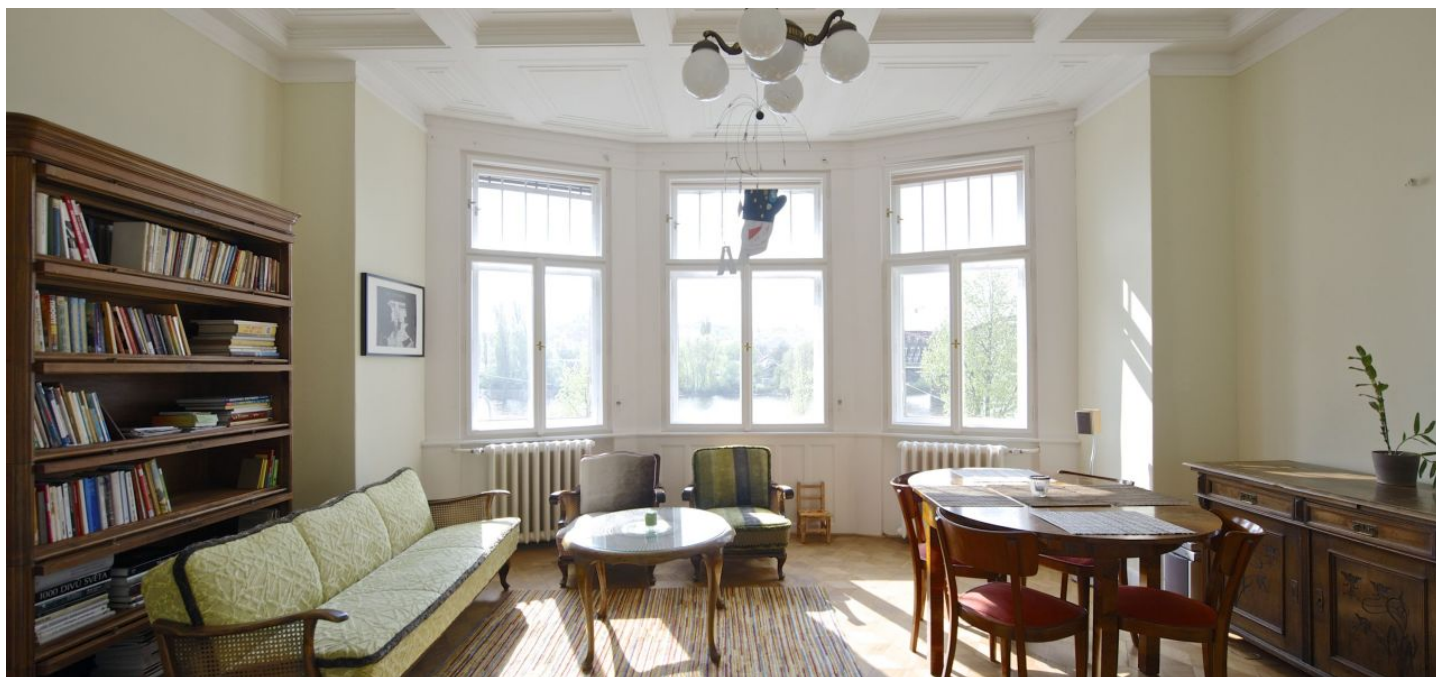




## Apartment Two-bedroom (3+kk)

Rented

96 m<sup>2</sup>, Praha 2, Vyšehrad, Rašínovo nábřeží





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Rented

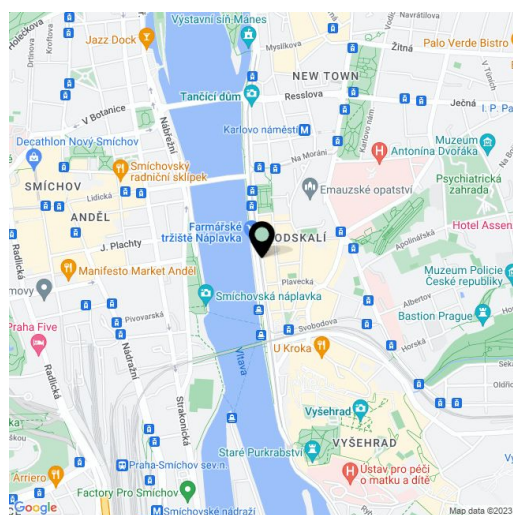
96 m<sup>2</sup>, Praha 2, Vyšehrad, Rašínovo nábřeží

Total area	96 m <sup>2</sup>
Parking	Garage parking can be arranged.
Garage	Yes
Cellar	-
PENB	G
Reference number	2873
Available from	Immediately

**Exceptional opportunity for architecture connoisseurs! This furnished renovated 2-bedroom flat is in a lovely Art Nouveau villa with Cubist details, finished in 1913 by a renown Czech architect Emil Králíček. Boasting beautiful well preserved original features, it also enjoys a 140 m<sup>2</sup> shared first floor terrace and a pleasant landscaped garden. Together with several more unique Cubist gems, it is located on the Vltava riverbank, right under the Vyšehrad Castle, with beautiful views of the river panorama.**

The interior includes a central living room with dining area and a bay window, a unique bedroom decorated in Moorish style, a walk-through study / clothes closet, a corner bedroom, a fully fitted open plan kitchen, bathroom (tub, walk-in shower, sink toilet), storage room, and an open entry hall.

High ceilings, stucco ornaments, parquet floors and tiles, washer, dishwasher, microwave oven, floor heating in the bathroom and hall, telephone line. First floor, no lift. West oriented, furnished with stylish furniture. Good transportation connections. Common building charges and utilities CZK 5000/month. Electricity will be transferred to the tenant. Available from March 25th, 2015.



\* 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.