



## Apartment Two-bedroom (3+kk)

Rented

86 m<sup>2</sup>, Prague 2, Nové Město, Pod Slovany





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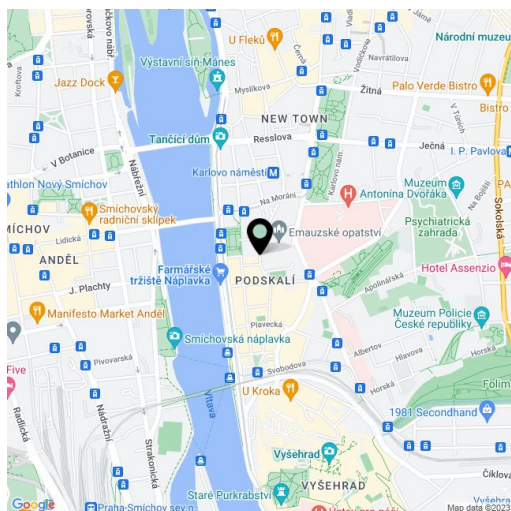
86 m<sup>2</sup>, Prague 2, Nové Město, Pod Slovany

Total area	86 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	D
Reference number	30012
Available from	Immediately

This fully renovated 2-bedroom apartment is on the third floor of a completely refurbished traditional building with a new elevator. The building boasts a private wellness center with a sauna, showers, toilets, a kitchenette, and a relaxation area, exclusively for the residents. Located on a quiet street a few blocks from Palackého Náměstí Square, the Emauzy Monastery, the Charles University Botanical Garden and the Vltava riverbank, a three-min. walk from Palackého / Karlovo náměstí metro station (line B) and trams. Full amenities incl. quality restaurants, cafes, and bistros within easy reach.

The interior includes a living room with a fully fitted open plan kitchen and dining area, two bedrooms facing the quiet courtyard, a bathroom with a bathtub, a shower screen and a toilet, a utility room, a separate additional toilet, and an entrance hall with wardrobes.

Preserved original details, high ceilings, large windows, **solid wood parquet floors**, tiles, security entry door, central heating, washing machine, dishwasher, microwave oven. Cellar. Easy parking on the street. Service charges, water and heating are CZK 4,900 per month. The deposit for electricity is CZK 1,500 per 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.