



## Apartment Three-bedroom (4+kk)

Rented

140 m<sup>2</sup>, Praha 2, Nové Město, Na Zderaze





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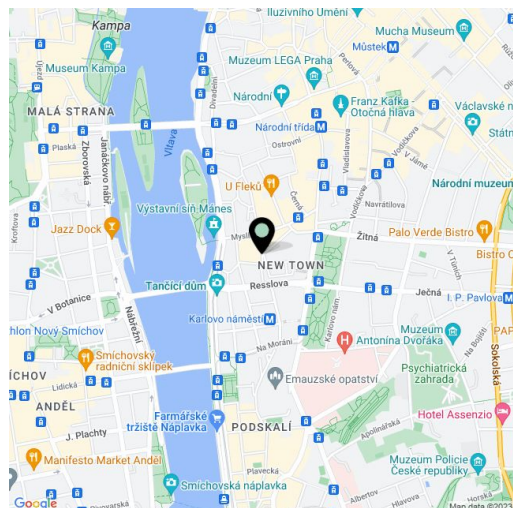
140 m<sup>2</sup>, Praha 2, Nové Město, Na Zderaze

Total area	148 m <sup>2</sup>
Floor area*	140 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	30118
Available from	Immediately

Brand new, high quality, air-conditioned 3-bedroom 2-bathroom flat with an 8 m<sup>2</sup> terrace and an office, on the fifth floor of a renovated residential building with a new lift. Centrally located in a quiet street two blocks from the Dancing Building and the Vltava riverbank, just a minute walk 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 interior features a spacious living room with dining area, a fully fitted open kitchen and **balcony** overlooking the green courtyard, an adjacent study, and three bedrooms - two of them with a fitted **walk-in closet** (one bedroom is walk-through). There are two bathrooms (bathtub / walk-in shower, sink, toilet), a small additional kitchenette, a separate toilet with bidet shower, and two entrance halls with built-in storage. The flat can be easily divided into two parts with separate entrances.

**Hardwood floors**, heated tiles, security entry door, built-in wardrobes and storage, gas boiler, light dimmers, remote control operated awning, adjustable double bed and armchairs, washer, dryer, dishwasher, microwave oven, coffee maker, kitchenware, TV, video entry phone, garden furniture, chip entry to the building. Service charges and utilities incl. Internet approx. CZK 6,700 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.