



## Apartment Two-bedroom (3+kk)

Rented

130 m<sup>2</sup>, Praha 4, Podolí, Nedvědovo náměstí





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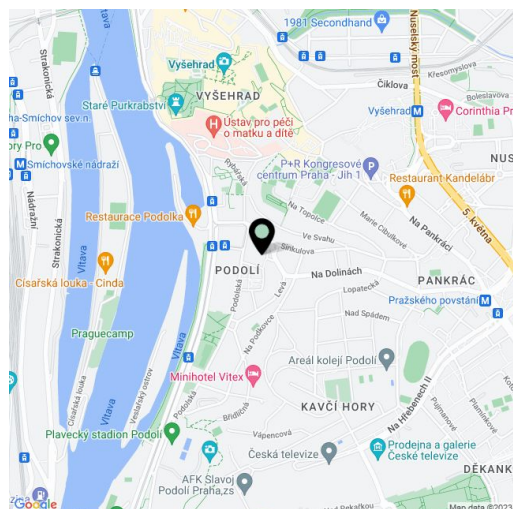
130 m<sup>2</sup>, Praha 4, Podolí, Nedvědovo náměstí

|                  |                            |
|------------------|----------------------------|
| Total area       | 203 m <sup>2</sup>         |
| Floor area*      | 130 m <sup>2</sup>         |
| Terrace          | 73 m <sup>2</sup>          |
| Parking          | Two garage parking spaces. |
| Garage           | Yes                        |
| Cellar           | Yes                        |
| PENB             | G                          |
| Reference number | 32270                      |
| Available from   | Immediately                |

Boasting wonderful views of the Vyšehrad Castle, the Vltava River, the historic building of the Podolí Waterworks and beyond, this is a 2-bedroom 2-bathroom split-level apartment with 3 terraces. Situated on the 5th floor in a modern building from 2004, with 24/7 reception, a lift, a landscaped courtyard garden and underground parking, on a quiet green square with a children's playground. Located steps from the Vltava embankment, in an area with full amenities within easy reach and quick connections to the city center -convenient to Karlovo (Palackého) náměstí and Pražského povstání metro stations. Nearby is the Podolí swimming pool, sports grounds (tennis, football and basketball courts and parkour playground), the outdoor fitness Kublov and a dog parkour.

The lower floor includes a living room with a fully fitted open plan kitchen and **terrace** access, one bedroom with a full bathroom and a **terrace** facing the green courtyard, a toilet, and an open entrance hall. The upper floor features an open bedroom with access to the **terrace**, a fitted **walk-in closet**, and a shower room with a toilet. The apartment boasts abundant built-in wardrobes and storage. The interior was designed by the renown Donlic architectural studio.

Basic furniture, **hardwood floors**, tiles, security entry door, French windows, external blinds, central heating, Miele and Siemens kitchen appliances, TV, alarm, master switch, **cellar**, camera system. **Two garage parking spaces** are included. Service charges, water and heating approx. CZK 7900 per month. Electricity will be transferred to the tenant.



\* 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.