



## Apartment Three-bedroom (4+kk)

Rented

138 m<sup>2</sup>, Prague 1, Nové Město, Ostrovní





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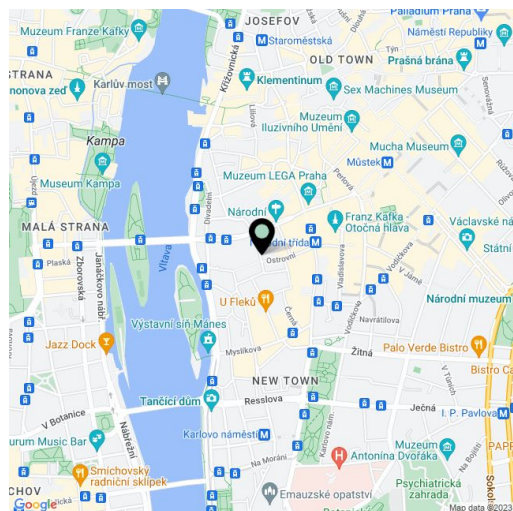
**Rented**138 m<sup>2</sup>, Prague 1, Nové Město, Ostrovní

Total area	150 m <sup>2</sup>
Floor area*	138 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Parking	Garage parking is available.
Garage	Yes
Cellar	-
PENB	G
Reference number	33489
Available from	Immediately

Boasting original vaulted ceilings and a 12 m<sup>2</sup> terrace overlooking the garden, this is a spacious, completely newly refurbished 3-bedroom apartment with parking. Situated on the second floor of a well kept, fully renovated and secure Art-Nouveau building with a new lift and a shared landscaped courtyard garden. Conveniently located in a quiet street in the historic center of Prague, just moments from the Vltava riverbank, the National Theatre, the Žofín Island, multiple tram links and Národní třída metro station, with full amenities in the immediate vicinity.

The interior features a spacious living room with a dining area, a fully fitted open plan kitchen and **terrace** access, 3 separate bedrooms, a fitted **walk-in closet**, a bathroom including a bathtub and a double sink, 2 separate toilets, and an entrance hall with built-in wardrobes and storage.

**Brand new equipment, hardwood floors**, tiles, new and renovated windows, De Dietrich gas boiler, dishwasher, microwave oven, shared balcony accessible from the corridor of the building. One or two **parking spaces** are available nearby at CZK 4000/space/month. Service charges and water bills: CZK 1800/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.