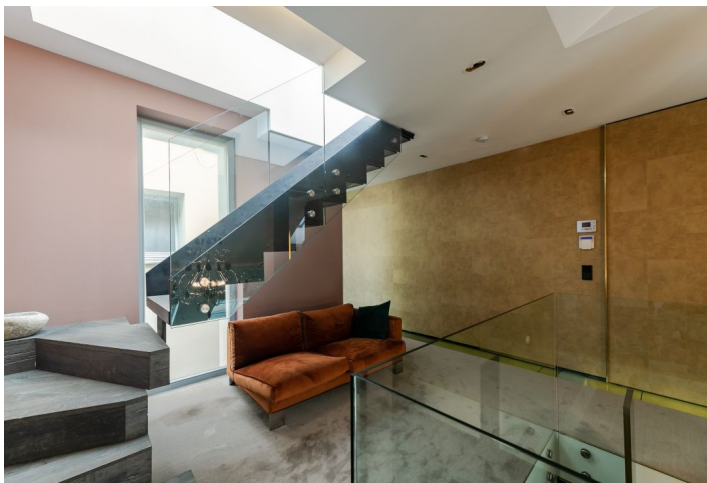




## Apartment Two-bedroom (3+kk)

Rented

162 m<sup>2</sup>, Prague 1, Nové Město, Opletalova





## Apartment Two-bedroom (3+kk)

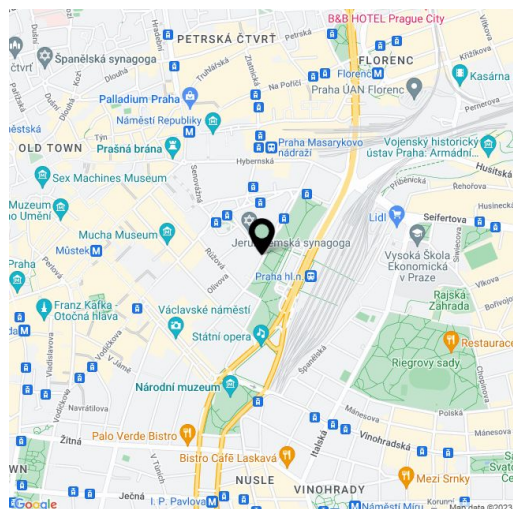
**Rented**162 m<sup>2</sup>, Prague 1, Nové Město, Opletalova

Total area	170 m <sup>2</sup>
Floor area*	162 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Terrace	60 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	36647
Available from	Immediately

Boasting a roof terrace with a huge hot tub and wonderful panoramic views of Prague including the Prague Castle and the Petřín Hill, this is a high standard, completely furnished, fully air-conditioned 2-bedroom 3-bathroom split-level apartment with 2 balconies. Situated on the fourth floor of a modern residence with a reception - a fully refurbished traditional building with a lift. Located in the very center of Prague just steps from Vrchlického sady Park and the Prague Main Railway Station, in the immediate vicinity of Wenceslas Square with instant access to all three Prague metro lines and full amenities.

The lower level includes a living room with a dining area and a fully fitted open kitchen with a **balcony**, a bedroom with a **walk-in closet** and an en-suite bathroom (shower, toilet), a utility room, a **walk-in closet**, an additional toilet with a bidet, and an entrance hall. The upper floor offers a large **gallery**, a bedroom with an en-suite bathroom (shower) and a **balcony**, plus a family bathroom (shower, toilet, bidet). The top floor features a roof terrace with a **hot tub** and a shower.

Quality equipment and finishes, **air-conditioning**, **hardwood floors**, tiles, security entry door, French windows, built-in wardrobes and storage, gas boiler, washer, dryer, **Miele** kitchen appliances, dishwasher, microwave oven, wine fridges, garden furniture, TV, video entry phone, master switch, alarm. Monthly deposit for service charges and water: CZK 1000/person/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.