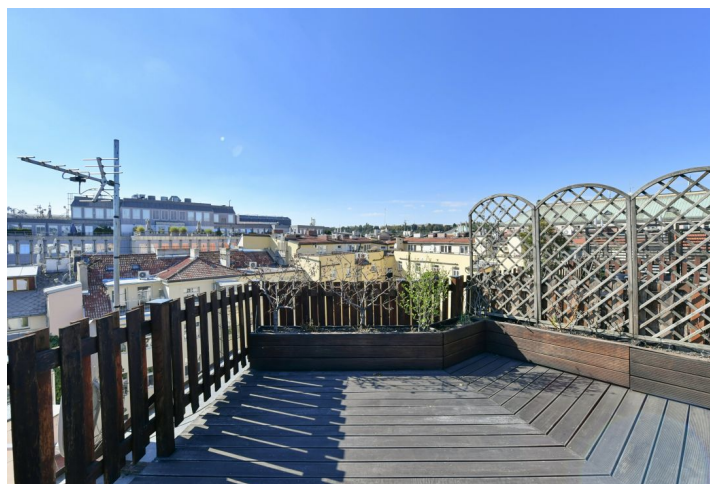




## Apartment One-bedroom (2+kk)

Rented

109 m<sup>2</sup>, Prague 1, Nové Město, Helmova





## Apartment One-bedroom (2+kk)

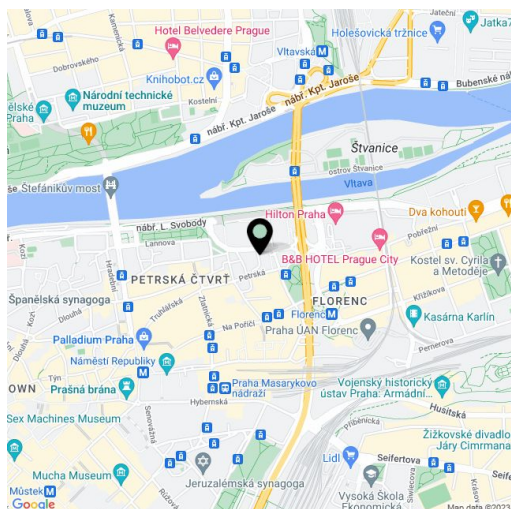
**Rented**109 m<sup>2</sup>, Prague 1, Nové Město, Helmova

Total area	144 m <sup>2</sup>
Floor area*	109 m <sup>2</sup>
Balcony	1 m <sup>2</sup>
Terrace	35 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	37080
Available from	Immediately

Boasting a rooftop terrace providing panoramic views of Prague, this fully furnished 1-bedroom split-level attic apartment with a small balcony is on the fourth floor of a well kept traditional building with a lift. Centrally located in a quiet street within easy reach of quality restaurants, cafes and shopping, just a few min. walk to Náměstí republiky and Florenc metro stations, the Hilton Hotel, and the Palladium and Kotva shopping malls. A swimming pool and a fitness center are a two min. walk away, and the Štvanice tennis courts close by.

The lower level of the apartment features a living room with a **slow burning stove**, a dining area and a fully fitted open plan kitchen, a toilet, and an entrance hall. The upper floor offers an **air-conditioned** bedroom with a **balcony**, a bathroom including a bathtub, a walk-in shower and a toilet, and a utility room. There is hall with an automatic folding staircase leading to the **rooftop terrace**.

**Hardwood floors**, tiles, security entry door, gas boiler, washing machine, dishwasher, microwave oven. Service charges and water consumption: CZK 3160/month. Gas and electricity are billed separately (transfer 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.