



Apartment Three-bedroom (4+kk)

Rented

117 m², Praha 2, Nové Město, Horská





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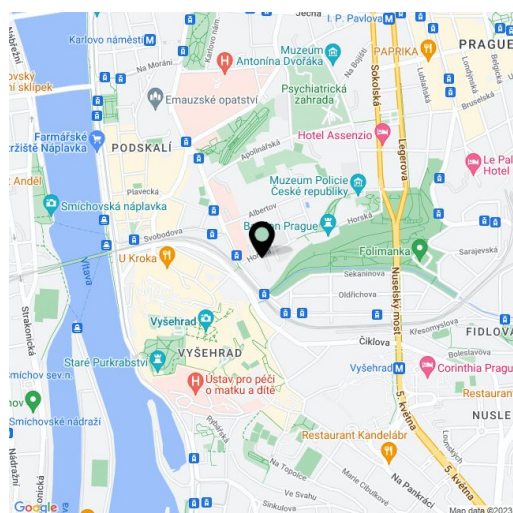
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Total area	171 m ²
Floor area*	117 m ²
Balcony	2 m ²
Terrace	54 m ²
Parking	Garage parking.
Garage	Yes
Cellar	-
PENB	B
Reference number	37400
Available from	Immediately

Boasting a 54 m² terrace, a balcony and views of the Vyšehrad Castle, this completely furnished 3-bedroom 2-bathroom apartment is on the fourth floor of the modern gated residential project Albertov Rental Apartments with a landscaped garden. Located in an attractive Prague 2 neighborhood near the Vyšehrad Castle and Folimanka Park. The project amenities include underground parking, security, a daily reception, camera surveillance system, a 24/7 emergency service, on-site property management, a private vineyard with a gazebo, a supermarket, and a restaurant with free delivery service. The complex is situated in close vicinity of the city center and full amenities, steps from a tram stop and a few minutes from Karlovo náměstí metro station, near the Vltava embankment and the romantic Ztracenka Park.

The interior features a living / dining room with a fully fitted open plan kitchen, a master bedroom with an en-suite bathroom (walk-in shower, toilet), two further bedrooms - one with a **balcony**, plus a family bathroom (bathtub, walk-in shower, toilet). There is a fitted **walk-in closet**, an additional separate toilet, and an entrance hall. The **terrace** can be accessed both from the living room and the master bedroom.

Hardwood floors, carpets, tiles, central underfloor heating, security entry door, built-in wardrobes and storage, sofa bed, washer, dryer, dishwasher, microwave oven, wine fridge, coffee maker, kitchenware, iron and ironing board, bedding, towels, Smart LCD TV, satellite reception, WiFi, video entry phone, chip entry. A garage parking space: CZK 1950/month. Service charges including reception, cleaning and lighting of the common areas, lift, garden maintenance, WiFi and satellite: CZK 4000/month. Monthly deposit for water, heating and electricity: CZK 7,000. **Mid term rental** is available at a higher rent. The apartment photos are for illustrative purposes only.



* 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.