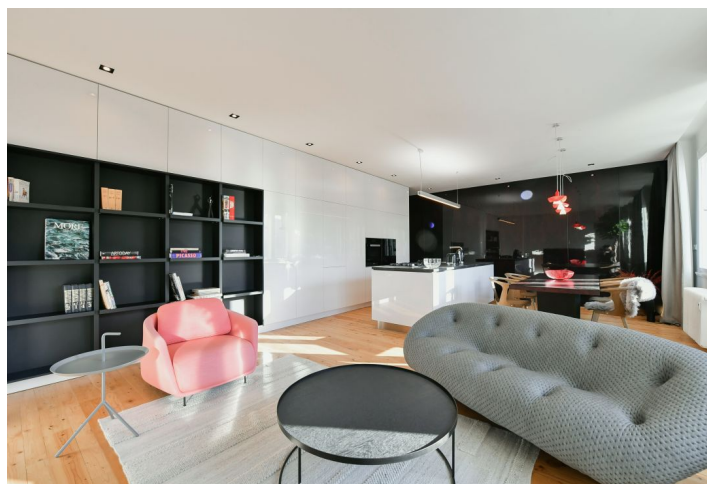




## Apartment Two-bedroom (3+kk)

Rented

105 m<sup>2</sup>, Prague 1, Nové Město, Lodecká





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Rented

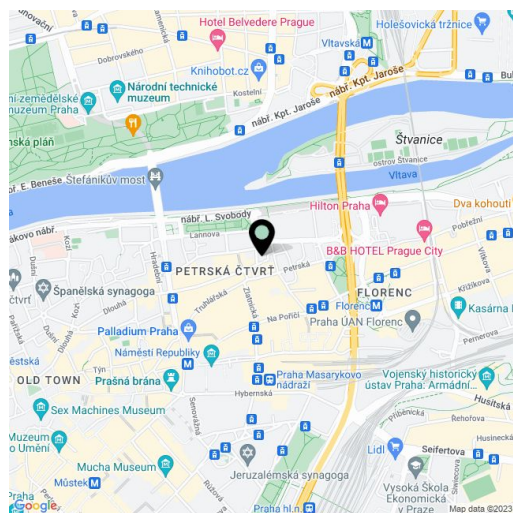
105 m<sup>2</sup>, Prague 1, Nové Město, Lodecká

Total area	107 m <sup>2</sup>
Floor area*	105 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	37751
Available from	Immediately

Top standard apartment in the center of Prague. Newly refurbished and designed by an architect, this 2-bedroom 2-bathroom apartment is equipped with designer furniture. It is situated on the fourth floor of a renovated Functionalist building with an elevator that stands close to Petřské Square. Within easy reach of complete amenities, incl. quality restaurants, shops, bistros, cafes, and public transportation, just a few min. walk to the Náměstí republiky and Florenc metro stations, the Hilton Hotel, and the Palladium and Kotva shopping malls. A swimming pool and a fitness center are just a short walk away and the Štvanice tennis court is close-by.

The tasteful interior features a living room with a dining area and a fully fitted open plan kitchen, a master bedroom with built-in wardrobes, a free-standing bathtub, and an en-suite bathroom (walk-in shower, toilet), plus a second bedroom with an en-suite shower, a toilet, and a **balcony** facing the courtyard. There is a spacious fitted **walk-in closet** with a laundry area, a separate guest toilet, and an entrance hall with built-in wardrobes and storage. The apartment offers beautiful **direct views of picturesque Petřské Square**.

**Luxurious** equipment and finishes, **teak** floors, security entry door, central heating, **Ligne Roset** furniture, **Artemide** lighting fixtures, **Macassar** veneer wall paneling, **Technistone** kitchen countertop and paneling, showers with exotic wood paneling, **Miele** appliances, washer, dryer, dishwasher, steam oven, kitchenware, **Apple TV**, **cellar**. Monthly deposit for service charges, water, and heating: CZK 3,000. Electricity is 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.