



## Apartment Two-bedroom (3+1)

Rented

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





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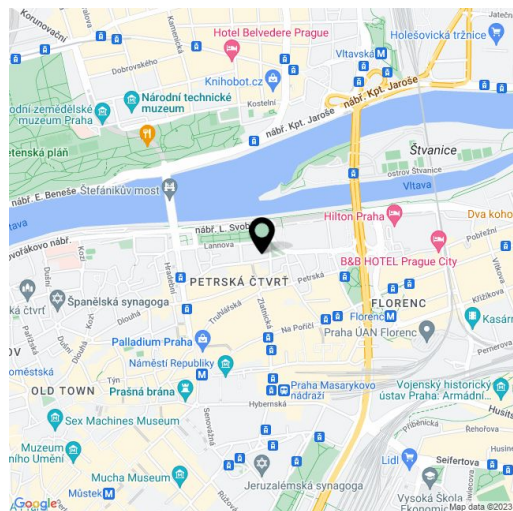
105 m<sup>2</sup>, Prague 1, Nové Město, Klimentská

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	38543
Available from	Immediately

This is a spacious renovated 2-bedroom apartment with access to a private balcony, on the 4th floor of a well kept refurbished traditional building with a lift and marble entrance area, just steps from the Vltava riverbank and the green Lannova park. Located in a quiet city center area within walking distance of rich amenities, the Letná Park and Florenc and Náměstí Republiky metro stations, near the Hilton Hotel and the D1 highway access road.

The interior features a fully fitted kitchen, a living room with French windows, a walk-through dining room / study (no windows), and two bedrooms facing the courtyard. There is a bathroom including a bathtub and a bidet, a separate toilet, a pantry, and an entrance hall with built-in wardrobes and storage. The tenant can use a courtyard facing separate private balcony on the mezzanine floor of the building.

Preserved original details, **solid wood parquet floors**, tiles, wardrobes, central heating, blinds, **Miele** kitchen appliances, dishwasher, microwave oven, satellite dish, **cellar**, chip entry to the building. Monthly deposit for service charges, heating and water: CZK 3,500. 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.