



## Apartment Two-bedroom (3+1)

Rented

106 m<sup>2</sup>, Praha 1, Nové Město, Ostrovní





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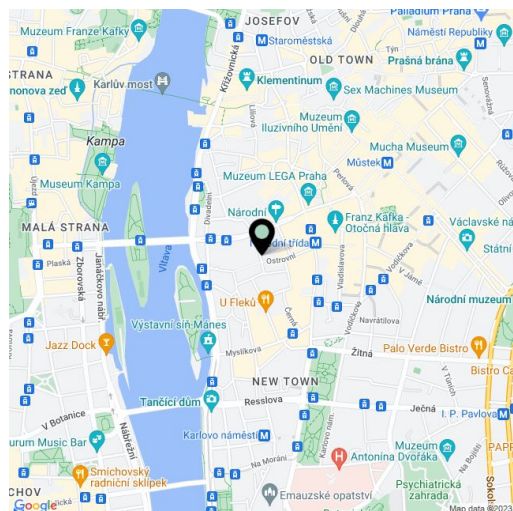
106 m<sup>2</sup>, Praha 1, Nové Město, Ostrovní

Total area	107 m <sup>2</sup>
Floor area*	106 m <sup>2</sup>
Balcony	1 m <sup>2</sup>
Parking	-
Cellar	-
Service price	Monthly deposit for services and water: CZK 3,000 for two persons. Gas and electricity will be transferred to the tenant.
PENB	G
Reference number	39149
Available from	Immediately

This unfurnished apartment with a balcony is on the third floor of a well-maintained refurbished Art Nouveau building with an elevator and preserved original features. Conveniently located on a quiet street in the historic center of Prague, just a few steps from multiple tram lines and the Národní třída metro station, with full amenities in the immediate vicinity, minutes from Wenceslas Square, the Vltava riverbank, the National Theatre, and Žofín Island.

The interior features a living room with a working historic **Dutch stove**, a fully fitted kitchen with a dining area and a **balcony** facing the street, 2 separate bedrooms overlooking a quiet courtyard, a fitted **walk-in closet**, a bathroom including a bathtub, a separate toilet, a utility room, and a spacious central entrance hall.

**Preserved original details**, high ceilings with stucco decorations, large windows, roller blinds, **hardwood parquet floors**, tiles, gas boiler, washing machine, dishwasher.



\* 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.