



## Apartment Two-bedroom (3+1)

Rented

120 m<sup>2</sup>, Praha 2, Nové Město, Malá Štěpánská





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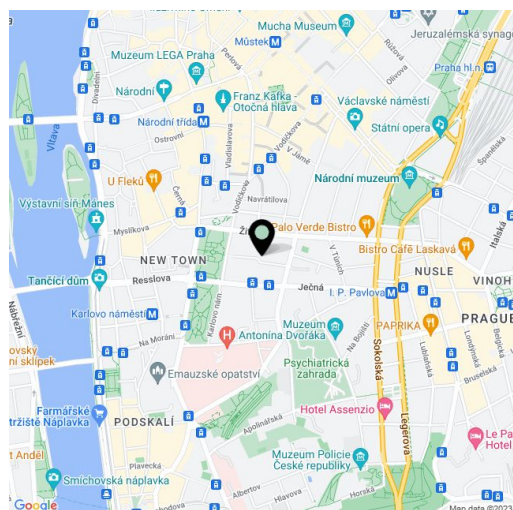
120 m<sup>2</sup>, Praha 2, Nové Město, Malá Štěpánská

Total area	145 m <sup>2</sup>
Floor area*	120 m <sup>2</sup>
Terrace	25 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	43553
Available from	Immediately

Boasting 3 terraces and wonderful views of Prague, this fully air-conditioned 2-bedroom 2-bathroom split-level apartment is situated on the 4th floor of a renovated traditional building with an elevator. Set in a quiet central location with full amenities and services in the area, just moments from Charles Square with a metro station and tram stops, and within walking distance of Wenceslas Square.

The lower level of the apartment features a living room with access to a **winter garden** and a **terrace** facing the street, a fully fitted kitchen with a dining area, a small bedroom/study, a bathroom (bathtub, toilet), and an entrance hall. The upper floor includes a utility room and a gallery/bedroom with a bathroom (walk-in shower, toilet) and access to a **roof terrace** and another higher **roof terrace** with amazing panoramic views of the city, Prague Castle and Petřín Hill. The apartment faces a quiet street.

**Air-conditioning**, laminate floating floors, tiles, built-in wardrobes and storage, gas boiler, dishwasher. Monthly deposit for service charges and utilities: CZK 7,500.



\* 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.