



Apartment One-bedroom (2+1)

Rented

94 m², Praha 2, Nové Město, Rašínovo nábřeží





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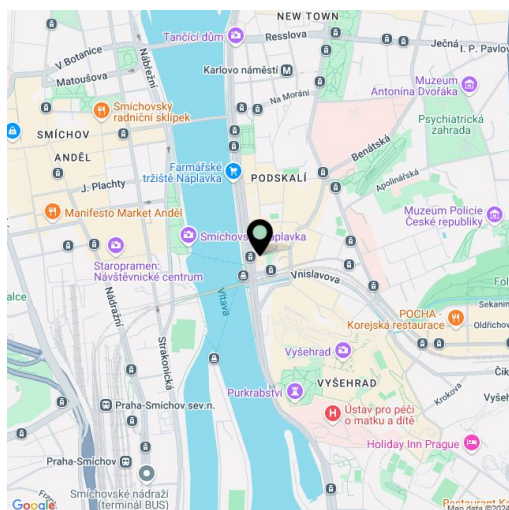
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Total area	97 m ²
Floor area*	94 m ²
Balcony	3 m ²
Parking	-
Cellar	-
PENB	G
Reference number	5096
Available from	Immediately

This is a comfortable 1-bedroom apartment fully furnished with design furniture, with a balcony and amazing views of the Vltava river, the Prague Castle and the Vyšehrad Castle. The riverside flat is situated on the 5th floor of a completely refurbished traditional building with a lift and lots of preserved original details. Great location adjacent to a park with a children's playground, with very good amenities and transportation connections, moments from trams and Palackého náměstí metro station.

The interior features a living room, a fully fitted and equipped kitchen with dining area, one bedroom with a **walk-in closet** and an en-suite bathroom, a guest toilet, and **balcony** facing the courtyard.

Airy rooms, **solid wood parquet flooring** throughout, **marble bathrooms**, plumbing and electrical system with BTicino fittings, alarm. Can be unfurnished or furnished. Service charges CZK 3000/month. Utilities will be transferred to the tenant. Available from October 2021.



* 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.



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**FLAT 14
(4th FLOOR)**

R.NO.	ROOM	m ²
5.21	ENTRANCE HALL	12,9
5.22	TOILET	1,6
5.23	STORAGE	1,6
5.24	BATHROOM	4,3
5.25	BEDROOM	17,7
5.26	WARDROBE	5,1
5.27	KITCHEN + DINING ROOM	24,5
5.28	LIVING ROOM	25,6
TOTAL NET AREA		93,3
5.29	BALCONY	2,1

SCALE 1:100 (m)

The area schedule is approximate and real areas can be slightly different.
The furniture equipment is for presentation only and it is not included in a flat price.

SCHEME OF FOURTH FLOOR PLAN