



## Apartment Two-bedroom (3+1)

Rented

101 m<sup>2</sup>, Prague 2, Nové Město, Rašínovo nábřeží





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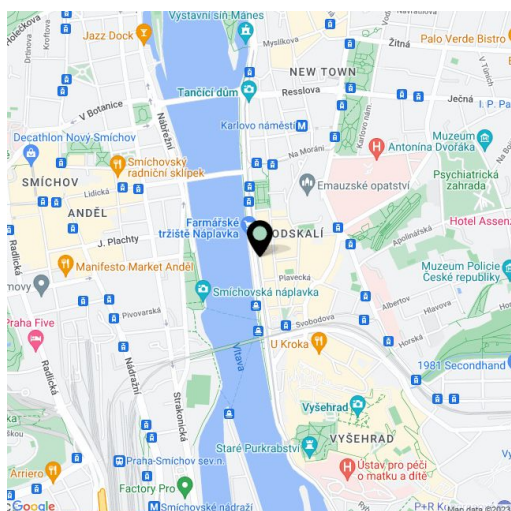
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Total area	103 m <sup>2</sup>
Floor area*	101 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	Parking in a nearby garage.
Garage	Yes
Cellar	-
PENB	G
Reference number	19572
Available from	Immediately

Boasting beautiful views of the Vltava river, the Petřín Hill and the Prague Castle, this is a renovated 2-bedroom riverfront apartment with a balcony. Situated on the first floor of a completely refurbished Art Nouveau building with a lift right on the Vltava riverbank, just moments from the Palackého Square with a metro station and multiple tram links. Location with full amenities in the area, and convenient to the French School. The building amenities include an indoor swimming pool, a whirlpool, a sauna, a fitness room, a bar, a billiard and darts room, plus 24/7 reception and security surveillance.

The interior includes a spacious central entrance hall, a renovated fully fitted eat-in kitchen, a living room with **balcony** access, two bedrooms, a renovated bathroom with a bathtub, a bidet and a toilet, and a **walk-in closet**.

Preserved original features, **solid wood parquet floors**, carpets, tiles, high ceilings, gas heating, washer, dishwasher, satellite TV connection. **Parking** can be arranged in nearby garages at CZK 3,500/month. Service charges and water bills (fixed fee): CZK 5,000/month. Gas and electricity will be transferred to the tenant.



\* 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.