



Apartment Two-bedroom (3+1)

Rented

101 m², Praha 2, Nové Město, Rašínovo nábřeží





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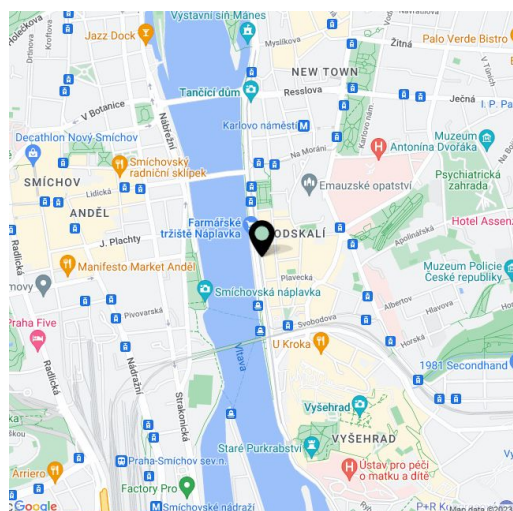
101 m², Praha 2, Nové Město, Rašínovo nábřeží

| | |
|------------------|-----------------------------|
| Total area | 103 m ² |
| Floor area* | 101 m ² |
| Balcony | 2 m ² |
| 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.