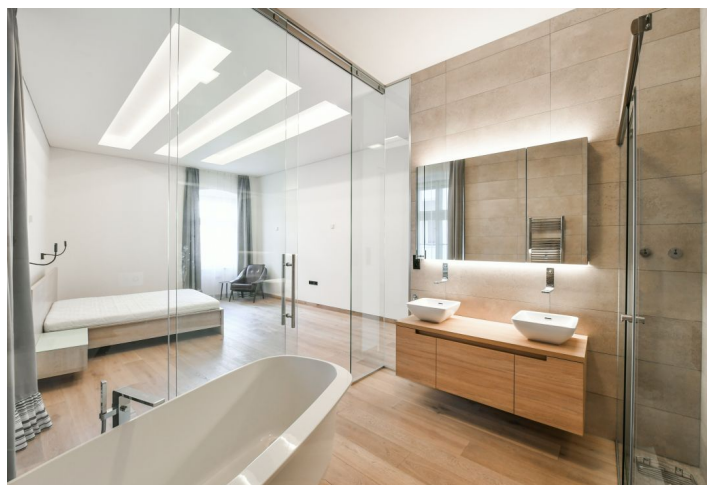




## Apartment Two-bedroom (3+kk)

Rented

186 m<sup>2</sup>, Prague 1, Nové Město, Truhlářská





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Rented

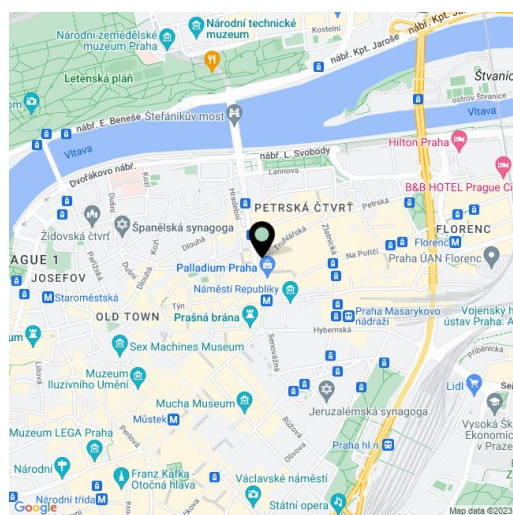
186 m<sup>2</sup>, Prague 1, Nové Město, Truhlářská

Total area	186 m <sup>2</sup>
Parking	Nearby garage parking.
Garage	Yes
Cellar	-
PENB	G
Reference number	22389
Available from	Immediately

This top quality, semi furnished, 2-bedroom 2-bathroom apartment designed by the de.fakto architectural studio is on the second floor of a luxury residence with an elevator and parking. The historic building with a Classicist facade underwent a complete refurbishment, incl. the installation of new energy-saving technologies. Situated in the very city center just moments from the Palladium and Kotva shopping centers, within walking distance of the Old Town and Wenceslas Squares. Excellent transportation connections—a minute's walk from the Náměstí Republiky metro station (line B) and multiple tram links.

The interior features a large bright living room with a fully fitted and equipped open plan kitchen and a dining area, a master bedroom with a full en-suite bathroom, a second bedroom, a family bathroom (bathtub, walk-in shower, toilet, bidet shower), a **walk-in closet**, and a spacious entrance hall with built-in wardrobes.

High standard equipment and finishes, **hardwood floors**, underfloor heating in the bathrooms, high ceilings, security entry door, cooling and heating in the ceilings and walls, an air exchange system, a **smart home control system**, WiFi, a washer/dryer, induction cooktop, dishwasher, microwave oven, coffee maker, and 2 fridge/freezers. **Nearby garage parking** is available at CZK 7,000/space/month. Service charges and utilities: CZK 10,300/month.



\* 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.