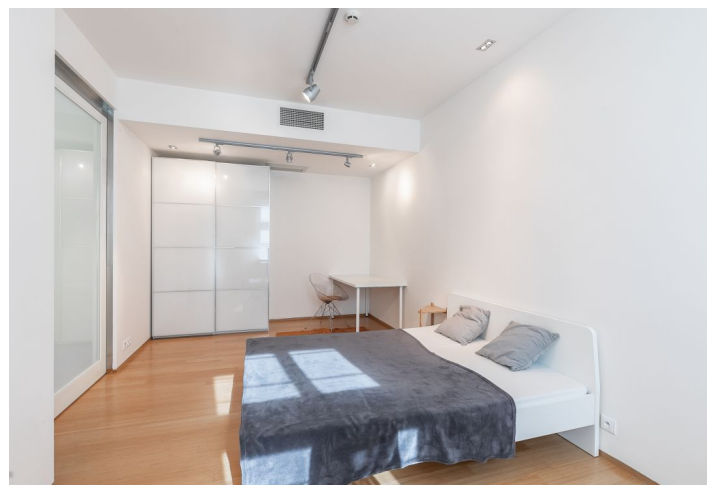




## Apartment Two-bedroom (3+kk)

Rented

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





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Rented

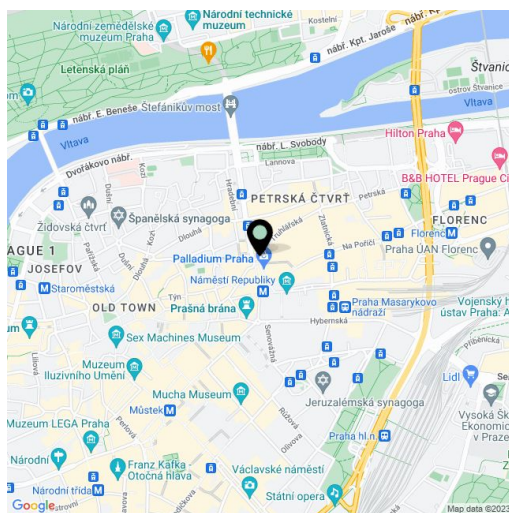
106 m<sup>2</sup>, Prague 1, Nové Město, Truhlářská

|                  |                         |
|------------------|-------------------------|
| Total area       | 106 m <sup>2</sup>      |
| Parking          | Parking space included. |
| Garage           | Yes                     |
| Cellar           | -                       |
| PENB             | G                       |
| Reference number | 7864                    |
| Available from   | Immediately             |

Centrally located, this fully refurbished and furnished 2-bedroom apartment on the 4th floor of a classic late 19th century building, superbly renovated with attention to detail and retrofitted with an elevator, offers modern living, high-quality finishes, and a lively central location. The apartment is situated on a quiet street mere steps from Náměstí Republiky Square with the Palladium shopping mall, tram stops, and a metro station. A ten-minute walk to Old Town as well as Wenceslas Square.

The interior features a spacious entrance hall, a bright living room with a **fireplace** and a fully fitted open plan kitchen, a master bedroom with an en-suite bathroom (bathtub, walk-in shower, sink, toilet), a second bedroom, and a guest toilet with sink.

**Air-conditioning**, security entry door, **bamboo flooring**, heated tiles in the bathroom, **marble kitchen counter top**, central gas heating, sliding glass interior doors, washer, dryer, dishwasher, microwave oven, TV, WiFi, alarm that can be connected to a security agency, video entry phone, camera system in the building. The apartment can be rented without furniture or for a short term of six months at a higher rent. A parking space is included. Common building charges, water, heating CZK 7,000/month. Gas and electricity will be transferred to the tenant. Available from October 2022.



\* 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.