



## APARTMENT FOR RENT, street Dřevná, Prague 2 - Nové Město

Benefiting from imposing views, encompassing the Prague Castle, National Theatre, Petřín Hill, Žofín Palace, this is a fabulous, airconditioned river-facing attic duplex expressing warm and impressive ambiance. Set on the 5th / 6th floor of a fully renovated Art Nouveau building that has undergone an extensive renovation retaining many original features of Art-Deco style, with a new lift and well maintained common areas. Fabulous in-town location, with all the comforts of the city center, as it is within walking distance of all the key attractions in Prague. In addition, many cultural activities, as well as restaurants, bars, cafes, clubs, theaters, galleries, cinemas are nearby. Farmers market "Náplavka" is an unforgettable social event and integral part of life in Masaryk Quay. Its unique atmosphere attracts citizens from all parts of Prague for regular visits. A short walk will get you to the Karlovo nám. Metro Station, where all of Prague is at your disposal. Convenient to the French School / Lyceé Français, (2 tram stops).

With top materials and appliances, the apartment has a large open plan living room with dining area, (74 sqm), fully fitted kitchen, 3 bathrooms, (two ensuite), 4 bedrooms oriented towards the quiet courtyard, 2x walk-in closets, laundry and utility room. The property also benefits from river facing terrace with calming and delightful ambience to indulge a glass of wine or cup of coffee.

Parquet floors, satellite connection, telephone line. Parking included in the rent.

Rental price: 130 000 Kč / month.

Tenant's fees: advanced payments for utilities 10 000 CZK / month. Available immediately.

3x 4x

**130 000 CZK**  
**+Monthly fees 10 000 CZK**

Fee Information 1 month rent + 21 % VAT.

### Specification

Area: 260 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 3

Floor: 5th floor

☒ Maisonette/Duplex

☒ Balcony

☒ Alarm

☒ Telephone

☒ Washing machine

☒ Lift

☒ Terrace (12 m<sup>2</sup>)

☒ Garage

☒ Internet

**Estate id:** 2852

**Web link:**

[www.viphomes.cz/2852](http://www.viphomes.cz/2852)

**Agent:**

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