



## Rent of a flat 3+1/B, 103 sqm, Prague 1 - New Town



🏠 103 m<sup>2</sup> 📄 Klimentská, Praha 1 - Nové Město 🗳 Leased



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Mgr. Adam Kvasnička**

LEASE SPECIALIST

adam.kvasnicka@luxent.cz

+420 730 511 611

Order number	<b>N5641</b>	Price	<b>Leased</b>
Address	<b>Klimentská, Praha 1 - Nové Město</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchen</b>	Usable area	<b>103 m<sup>2</sup></b>
Offer status	<b>Leased</b>	Floor area	<b>100 m<sup>2</sup></b>
Low energy	<b>No</b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Floor	<b>1st floor</b>	Device	<b>Partly</b>
Parking	<b>Yes</b>	Balcony	<b>3 m<sup>2</sup></b>
Lift	<b>Yes</b>		

## About real estate

We offer for rent a spacious apartment 3+1 with balcony of usable size of 103 sqm in a sought-after location in Prague 1. The apartment is situated on the 2nd floor of a representative functionalist apartment building with a beautiful renovated entrance and elevator. The apartment is partially renovated - new floating floors, renovated kitchen with new appliances.

The interior includes an entrance hall, two bedrooms with courtyard orientation, a spacious living room, bathroom with shower, separate toilet, fully equipped kitchen with dining area (hob, extractor hood, oven, dishwasher, fridge-freezer) and pantry. From the living area there is access to a small balcony overlooking the street.

Floating floors in the bedrooms and living room, ceramic tiles in the hallway and bathroom. Double glazed windows, security doors, built-in wardrobes and lots of storage space.

Location with all amenities, many shops, restaurants and cafes. Great transport accessibility. In the neighborhood there is a park and playground Lannova, the Vltava river embankment or the island Štvanice. Possibility of cultural and sports activities. Nearby shopping centre Palladium.

Available immediately.