



## APARTMENT FOR RENT, street Újezd, Prague 5 - Lesser Town

Stunning four bedroom duplex apartment set on the top of this portered neoclassical residential building complimented by two lateral balconies and a roof terrace (35 m<sup>2</sup>) with wonderful views over the Petřín Hill and Prague castle. The building enjoys an exclusive setting, that borders Kinsky Garden and Petřín Hill, the most beautiful city parks. One of the most popular locations for living in Prague; ideal place to enjoy modern metropolitan life, just a few steps in almost any direction will take you to a plethora of historical landmarks, restaurants cafes, shops, clubs and essential services. Public transport is excellent, notable medical centers, prestigious international schools (German international school and Lycée Français) in the area.

Entry level: a spacious living room, fully equipped contemporary kitchen opening on to a well proportioned dining space, principal bedroom suite & ensuite bathroom / dressing room, 2nd / 3rd bedroom suites & shared shower room, (balcony access), guest cloakroom & utility area. Bonus space - a spacious gallery on the top floor accommodates an additional bedroom / bathroom, and a laundry room equipped with a washing machine and dryer.

The interior specification is of an extremely high level, featuring marbled tiled bathrooms, comfort cooling to principal rooms, under floor heating; secure parking space, day concierge & security.

Available immediately for long term lets on unfurnished basis, with one secure parking spaces at extra fee in the amount of 3 900 CZK + VAT 21%.

Tenants fees: advanced payments for utilities and services 28 000 CZK / month.

3x 4x

**90 000 CZK**  
+Monthly fees 28 000 CZK

### Specification

Area: 286 m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 3  
Floor: 5th floor

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|--|---|
| <input checked="" type="checkbox"/> Maisonette/Duplex            | <input checked="" type="checkbox"/> Lift  |
| <input checked="" type="checkbox"/> Terrace (35 m <sup>2</sup> ) | <input checked="" type="checkbox"/> Alarm |
| <input checked="" type="checkbox"/> Internet                     | <input checked="" type="checkbox"/> Dryer |
| <input checked="" type="checkbox"/> Air-conditioning             |   |

**Estate id:** 5934

**Web link:**

[www.viphomes.cz/5934](http://www.viphomes.cz/5934)

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