



## Two-bedroom Apartment

87 m<sup>2</sup> Praha 1, Klimentská

1 600 € per month



Layout  
**Two-bedroom**

Area  
**87 m<sup>2</sup>**

Balcony  
**1 m<sup>2</sup>**

This airy, spacious 3+1 apartment, 88 m<sup>2</sup> with a balcony, will surprise you with its tranquility. It is located in a completely renovated functionalist building on Klimentská Street, on the 5th floor with an elevator that opens right at the apartment door, eliminating the need to climb stairs. It is a furnished 3-room apartment with a separate kitchen and a small balcony. The apartment also includes a cellar (4 m<sup>2</sup>). There is no short-term rental in the building. The apartment is available immediately.

The apartment features numerous thoughtful solutions: in the entrance hall, there are custom-built storage spaces, the kitchen is equipped with a folding table, a built-in pantry in a cooled, ventilated alcove. A utility room with a window is equipped with a Siemens washing machine and dryer, built-in furniture with a foldable drying rack. The rooms are separated by glass walls and doors, allowing for a feeling of one large, open space, or privacy can be instantly created by closing the doors and drawing the curtains. The bathroom with a ventilating window includes a bathtub with a large hand-held shower head and a glass screen, a large sink with a cabinet, a mirrored cabinet with lighting, and a toilet.

The floors are wooden oak, heating is centralized - gas boiler in the building, and

<b>Price</b>	1 600 €
<b>Floor area</b>	87 m <sup>2</sup>
<b>Balcony</b>	1 m <sup>2</sup>
<b>Floor</b>	5
<b>Elevator</b>	Ano
<b>Building energy rating</b>	G

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the windows have either electric or manual blinds. The kitchen is equipped with Siemens appliances. There is a new TV in the living room. The rent is 39,000 CZK/month, and the service charge prepayments are 3,938 CZK/month. Electricity is transferred to the tenant (advance payments 1,200 CZK/month). Internet connection via optical cable is included in the price.

The area around Klimentská offers great shopping opportunities in supermarkets and small shops, walking distance to parks (Lanova, Letná), many culinary establishments, theaters, the historic center, and public transport. Parking is possible in the residential blue zone around the building. We recommend this as a safe and peaceful long-term accommodation.

## VÁŠ MAKLÉR



**Hana Fisherová**

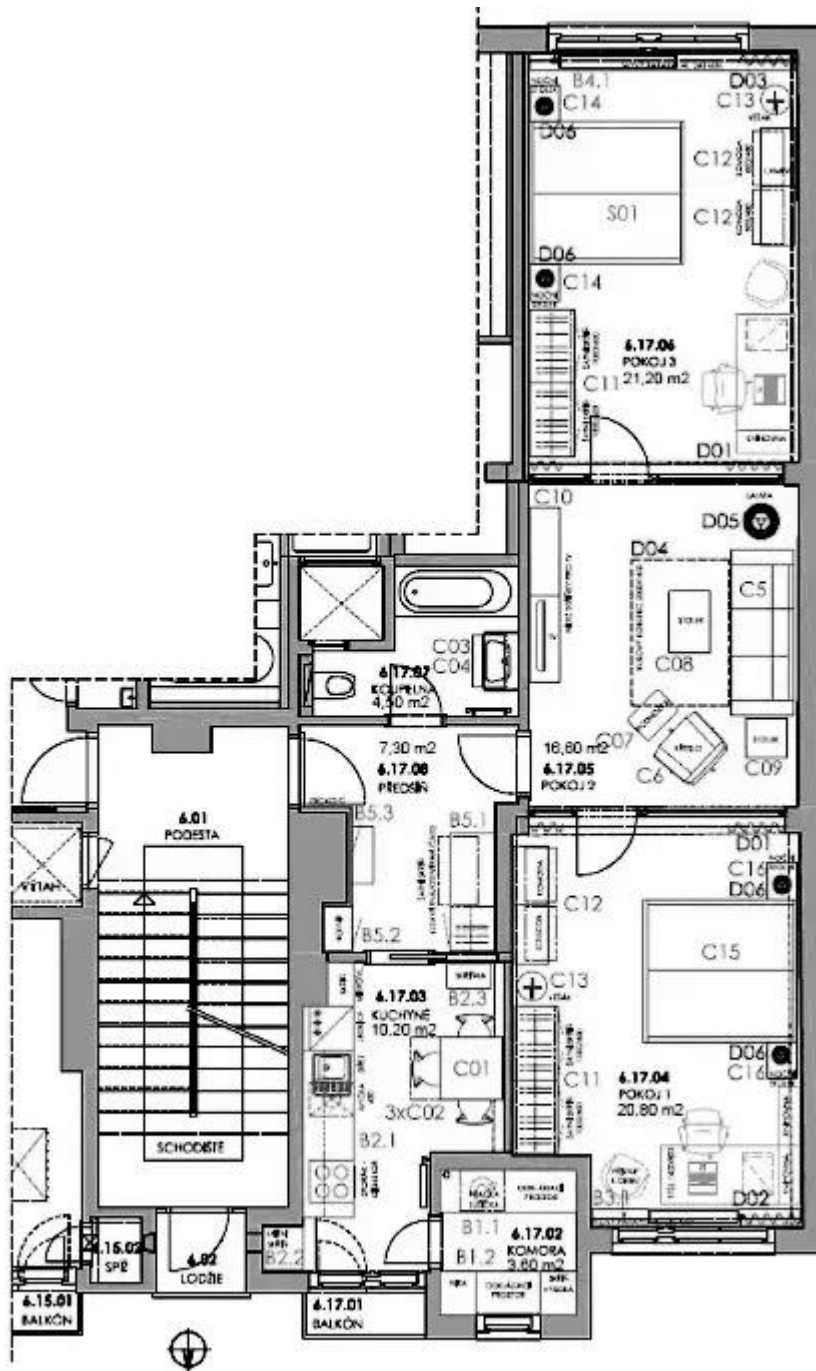
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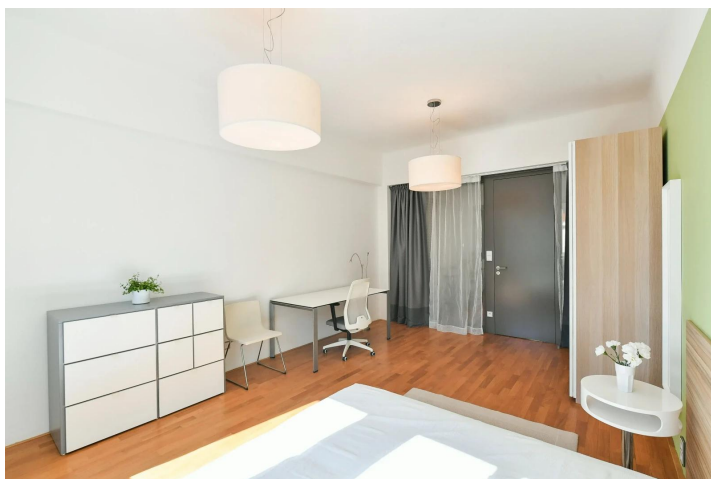
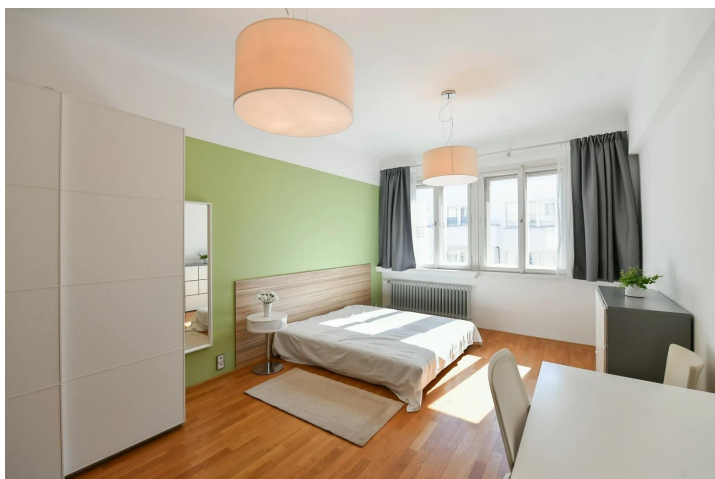
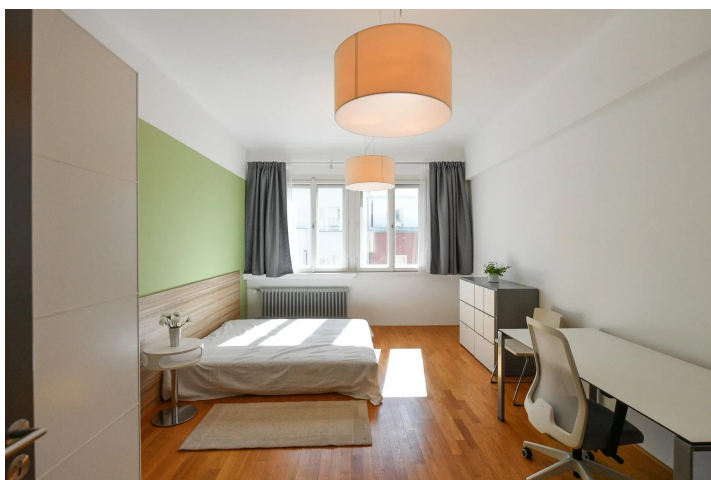
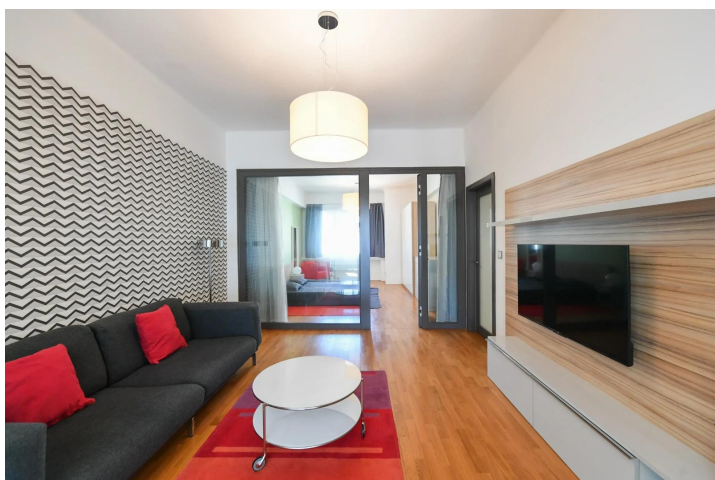
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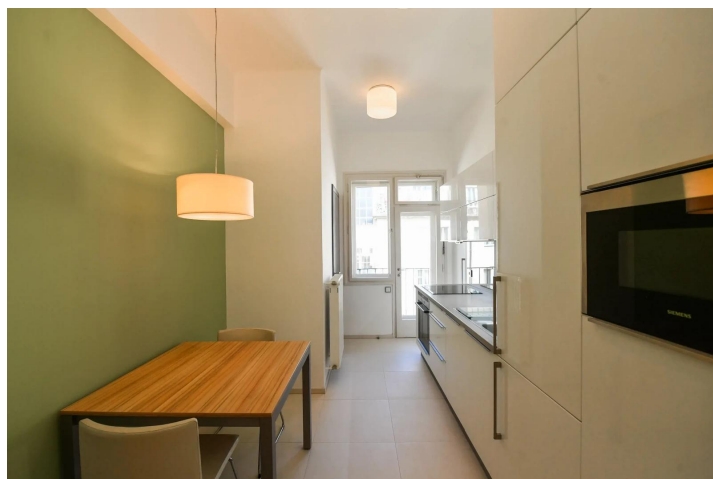
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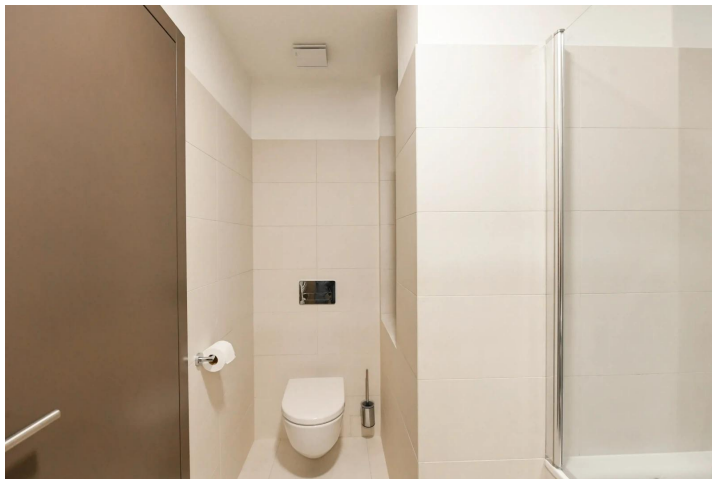
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