



🏠 172 m<sup>2</sup> 📄 Horská, Praha 2 - Nové Město 🗳️ Reserved



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Mgr. Adam Kvasnička**  
LEASE SPECIALIST

adam.kvasnicka@luxent.cz  
+420 730 511 611

Order number	<b>N5692</b>	Price	<b>Reserved</b>
Address	<b>Horská, Praha 2 - Nové Město</b>	Type	<b>Apartments</b>
Disposition	<b>4 + kitchenette</b>	Usable area	<b>172 m<sup>2</sup></b>
Offer status	<b>Reserved</b>	Floor area	<b>116 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>5th floor</b>
Device	<b>Yes</b>	Parking	<b>1</b>
Garage	<b>Yes</b>	Balcony	<b>2 m<sup>2</sup></b>
Lift	<b>Yes</b>	Year of construction	<b>2008</b>

## About real estate

We offer for rent a modern furnished 4+kt apartment with a living area of 116 sqm, terrace and a balcony. Located in a well-kept apartment complex with its own vineyard, accessible gazebo and reception. The property offers views of Vyšehrad and the historic wall separating the complex from the noise of the city.

The apartment has two bedrooms, a study and a spacious living room with kitchenette. There are also two bathrooms with shower and bath, and a separate dressing room. It is fully equipped with all appliances, dishes and plenty of storage space. The bathroom has a shower, washer and dryer. Floor heating in the bathroom contributes to a feeling of perfect comfort.

In the foreground of the complex, there is Lidl with access through garages and restaurant Potrefená Husa with delivery to the door for residents. All civic amenities within walking distance – shops, services, schools, quality restaurants, and cafes. Great transport accessibility, tram stop at the house, near the metro station B – Karlovo náměstí. Nearby, there are several recreation zones full of greenery – Folimanka Park, Štulcovy sady and the popular Vyšehrad complex.

The price includes all fees for house management, internet and garage parking. Energy is paid in the form of a deposit.