



## Apartment Three-bedroom (4+1)

122 m², Prague 1, Nové Město, Palackého

€ 724 403 | CZK 17 900 000



Total area	124 m²
Floor area*	122 m²
Balcony	2 m²
Parking	-
Cellar	Yes
Service price	2 500 CZK monthly
PENB	G
Reference number	25847

Stylish and bright, fully furnished apartment boasting high ceilings, large windows, and a balcony, located on the 4th floor of a residential building without an elevator in the very center of Prague. You can find this stylish apartment with plenty of character just a few steps from Wenceslas Square, the Franciscan Garden, and the Můstek metro station. The apartment is rented until July 2024.

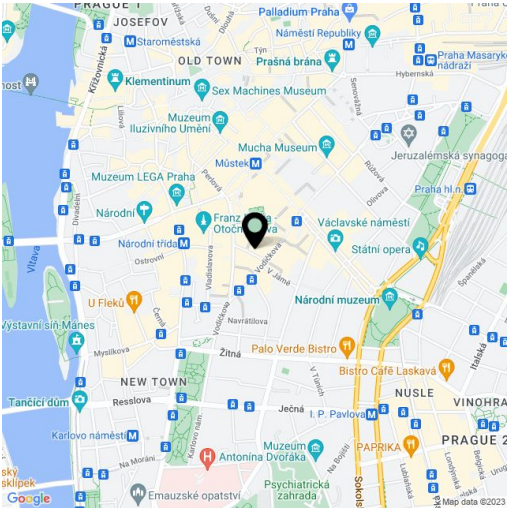
The apartment is accessed through a spacious entrance hall, with doors leading to all the other rooms—a living room with a kitchen, dining room, and attached study, 2 large bedrooms (one w/ a balcony), a practically designed bathroom with a bathtub and shower, and a separate toilet.

The apartment is **well equipped** with refurbished original parquet flooring, large-format tiles, a modern kitchen with Bosch appliances and high-quality bathroom sanitary fixtures and fittings, incl. a **rain shower**, Villeroy & Boch bathtub and built-in cabinets for a new Bosch washing machine and dryer, which are being sold along with the apartment. Worth mentioning are the **preserved original features**, such as **refurbished original windows, double-wing wooden doors with wooden lining, decorative stucco, and high ceilings**. No elevator.

Prestigious address in the center of Prague, close to the Lucerna concert club, several theaters and cinemas, and a number of shops and boutiques on Wenceslas Square.

Interior 121.8 m², balcony 2 m², cellar.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.





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