



Apartment Four-bedroom (5+kk)

Rented

280 m², Prague 1, Staré Město, Rybná



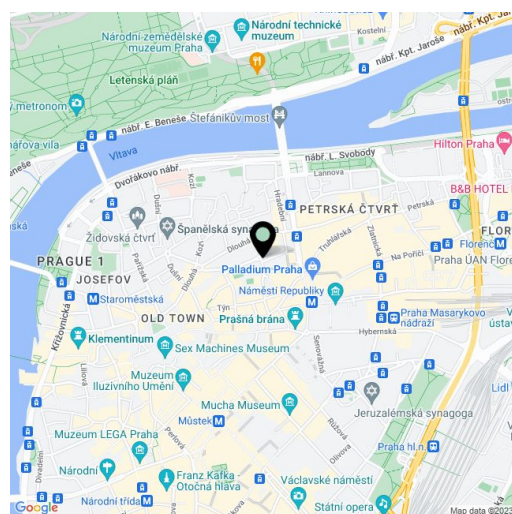


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Total area	387 m²
Floor area*	280 m²
Terrace	100 m²
Loggia	7 m²
Parking	-
Cellar	-
Service price	Monthly deposit for services and water CZK 1,000/person. Gas and electricity - transferred to the tenant.
PENB	G
Reference number	37152
Available from	01.07.2024



Attractive duplex with panoramic views of Prague. This completely furnished luxury apartment with 4 bathrooms, a rooftop terrace with a Jacuzzi, 2 terraces, 2 enclosed balconies, and direct access from the elevator is situated on the 5th floor of a modern residence—a meticulously renovated traditional building conveniently located in the historic and cultural center of Prague, just a few min. walk from Old Town Square, prestigious Pařížská Street, the Palladium and Kotva Shopping centers, the Náměstí Republiky metro station, and tram stops. There is a multipurpose sports complex mere steps from the building, and the Vltava embankment as well as Letná Park are within walking distance.

The lower level of the apartment features an entrance hall with built-in wardrobes and storage, 4 bedrooms with en-suite bathrooms and built-in wardrobes, one of which has a **terrace** and another an **enclosed balcony**. The upper floor offers a living room with a fully fitted open plan kitchen, dining area, and **terrace**, an **enclosed balcony**, a small study, a small lounge, a toilet, utility area, and a hall with access from the **elevator**. There is a large **rooftop terrace with a Jacuzzi** and beautiful views of **Prague Castle, Petřín Hill, Letná Park, and numerous Prague landmarks**.

Air-conditioning, hardwood floors, tiles, carpets, built-in wardrobes and storage, security entry door, oversized windows, automatic exterior blinds, gas boiler, washer, dryer, Miele kitchen appliances, dishwasher, induction hob, two wine fridges, TV, video entry phone, master switch, garden furniture, camera system.

* 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.