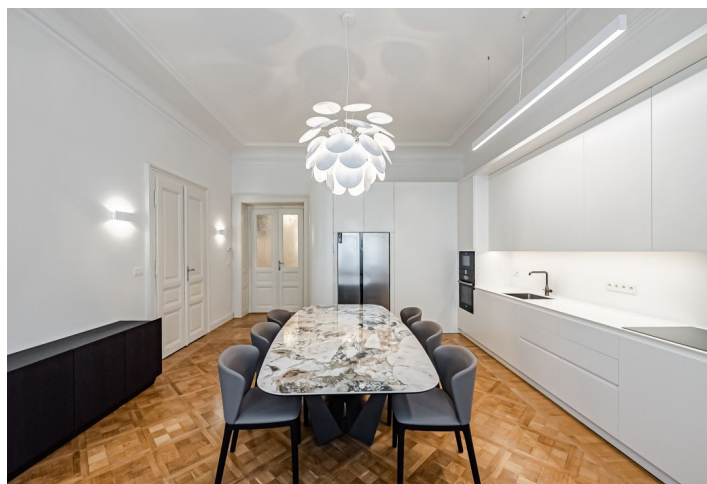




## Apartment Three-bedroom (4+1)

Rented

145.8 m<sup>2</sup>, Prague 1, Staré Město, Melantrichova





## Apartment Three-bedroom (4+1)

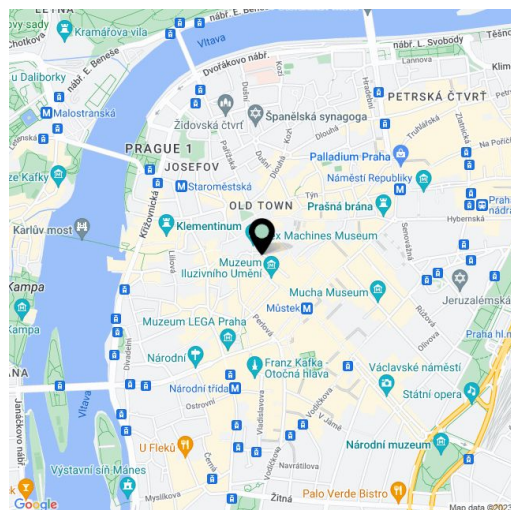
**Rented**145.8 m<sup>2</sup>, Prague 1, Staré Město, Melantrichova

Total area	146 m <sup>2</sup>
Parking	-
Cellar	-
Service price	Monthly deposit for service charges and water: CZK 4,000 for two persons. Electricity is billed separately.
PENB	G
Reference number	100280
Available from	Immediately

This completely renovated and furnished 3-bedroom 3-bathroom apartment with a timeless interior finished to a high standard boasts an impressive combination of original handicraft elements with modern technologies and a thoughtful layout, resulting in comfortable living in a boutique apartment building that stands in the very historic center of Prague. This unique location in Old Town is within walking distance of everything you need and is easily accessible by metro and tram. It is close to the Old Town and Wenceslas squares, with a wide range of restaurants, cafes, clubs, and theaters in the vicinity, as well as a host of other necessary services—grocery stores, other types of shops, and schools of all levels.

The 2nd floor apartment consists of a living room, a fully fitted eat-in kitchen, and 3 bedrooms, each with its own bathroom. The master bedroom also has a **walk-in closet**. An entrance hall and a large utility room with storage space complete the space.

Original renovated **parquet floors** combined with new oak ones, **casement windows** with triple-glazed panes, built-in storage, **Light Works designer light fixtures**, original coffered interior doors, **travertine** tiling in the bathrooms, heating by a heat pump, cooling, washer/dryer, dishwasher, induction cooktop, microwave oven, American type Hisense refrigerator.



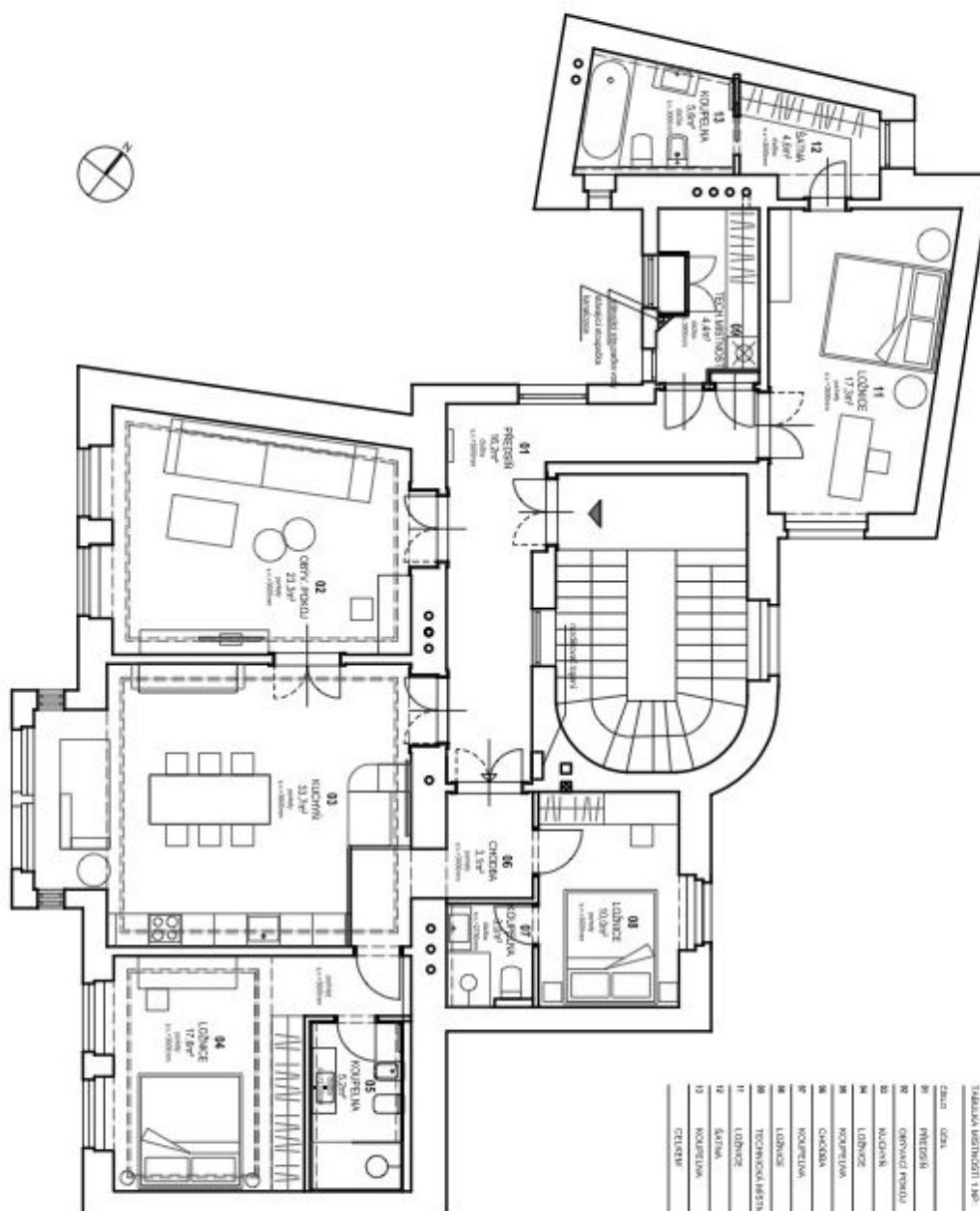
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



# Apartment Three-bedroom (4+1)

145.8 m<sup>2</sup>, Prague 1, Staré Město, Melantrichova

Rented



STANBA V LÚČENÍ 1:50

Číslo	Užitá	% celková m <sup>2</sup>
01	PRŮJEZD	80,2
02	OBYVACÍ PROSTOR	23,5
03	KUCHYŇ	30,7
04	LŮŽNICE	17,8
05	LOUŽNICE	17,8
06	LOUŽNICE	17,8
07	LOUŽNICE	17,8
08	TOILET	3,0
09	TERASA	3,0
10	BALKÓN	3,0
11	STŘEŠNÍ	17,2
12	STŘEŠNÍ	4,6
13	ROZPOČET	5,0
14	CELKEM	145,8