



## Apartment Four-bedroom (5+kk)

Rented

208 m<sup>2</sup>, Prague 1, Josefov, Pařížská





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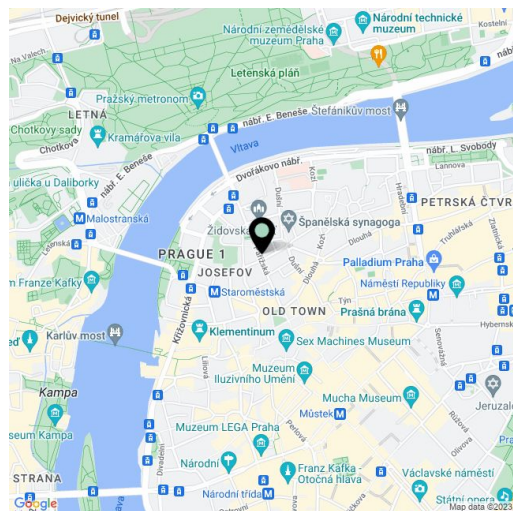
**Rented**208 m<sup>2</sup>, Prague 1, Josefov, Pařížská

Total area	212 m <sup>2</sup>
Floor area*	208 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	-
Cellar	-
PENB	D
Reference number	24037
Available from	Immediately

This unique, unfurnished luxurious apartment designed by the Czech OOOOX studio boasts one of the most prestigious addresses in Prague. Completely refurbished, the 3-bedroom 3-bathroom apartment with two balconies, on the third floor of a meticulously reconstructed stately Art Nouveau building with an elevator, is in the heart of the historic center, within instant reach of luxury boutiques, shops, and restaurants. Located a few minutes from Old Town Square and the Vltava riverbank, within easy reach of most of Prague's historic sights.

The nostalgic interior features a living room with a fully fitted open plan kitchen and dining area with a dining table seating ten (total of 100 sq. m.), three bedrooms, three en-suite bathrooms, a study, a fitted walk-in closet, a guest toilet, an entrance hall, and two balconies.

The interior boasts unconventional flooring: the white wooden floor in the living room transitions into black and white hexagonal tiling under the dining table and then into screed in the kitchen. Air-conditioning, high ceilings, historic ceramic stove, plenty of built-in wardrobes and storage, wooden windows, curtains, blackout blinds, alarm, video entry phone. Common building charges CZK 15,000/month. Electricity will be transferred to the tenant. Available from mid September 2022.



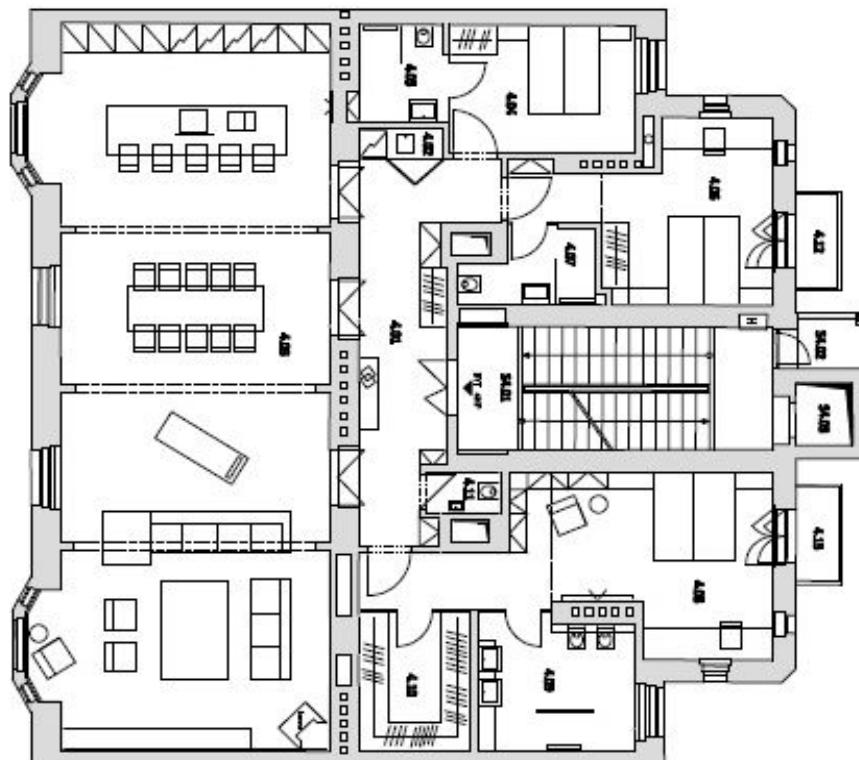
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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PŮDORYS 4.NP

Č	Název	m <sup>2</sup>
SPOLUČNÉ PROSTORY		
34.01	SKLOBOŽITĚ	18,9
34.02	LODŽIE	2,9
34.03	VÝTĚH	1,8
3ET. 4NP		
4.01	CHODBA	28,9
4.02	ODPOVĚDĚNÁ	1,9
4.03	ODP. POUKLIČENÍ+ODB. J.	102,7
4.04	LODŽIE	12,1
4.05	KOUPELNA + WC	4,5
4.06	LODŽIE	17,0
4.07	KOUPELNA + WC	4,5
4.08	LODŽIE + CHODBA	25,5
4.09	KOUPELNA + WC	18,8
4.10	SÁLŇNA	8,8
4.11	WC	1,5
4.12	BALDÓN	2,9
4.13	BALDÓN	2,9