



Apartment Four-bedroom (5+kk)

Rented

208 m², Prague 1, Josefov, Pařížská





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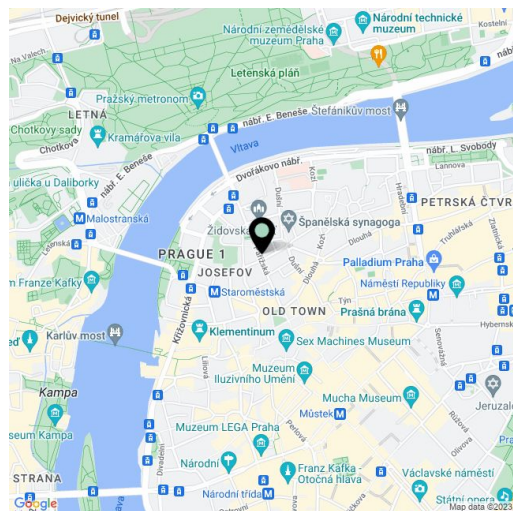
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Total area	212 m ²
Floor area*	208 m ²
Balcony	4 m ²
Parking	-
Cellar	-
PENB	D
Reference number	24037
Available from	Immediately

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.



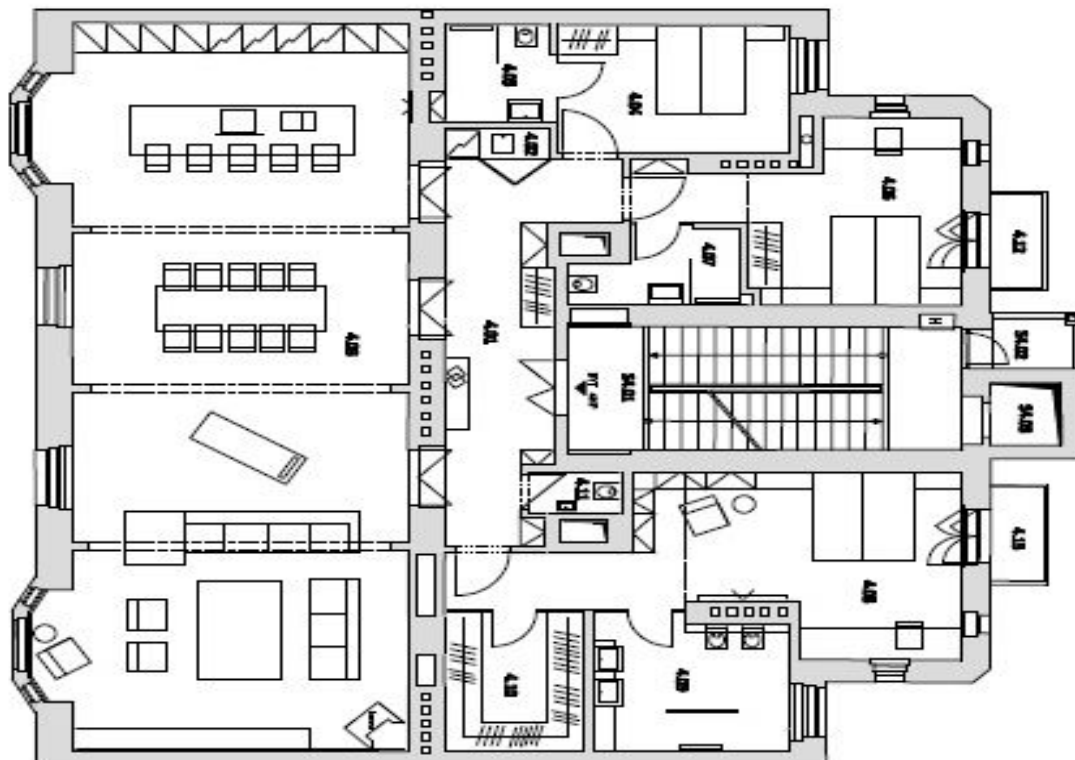
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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PŮDORRYS 4.NP

Č	Název	m ²
SPOLUČNÉ PROSTORY		
54.01	SKLOBOŽITÍ	10,9
54.02	LOBBY	2,9
54.03	VÝTAH	1,8
BRNĚNÍ		
4.01	CHODBA	70,9
4.02	ÚSTŘEDNÍ KUCHYŇKA	1,9
4.03	OBÝV. POKOJ+KUCHYŇKA+TRÁVA	102,7
4.04	LOŽNICE	12,1
4.05	KOUPELNA+W.C.	4,5
4.06	LOŽNICE	17,0
4.07	KOUPELNA+W.C.	4,5
4.08	LOŽNICE+CHODBA	25,5
4.09	KOUPELNA+W.C.	10,6
4.10	SKLADNA	0,0
4.11	WC	1,5
4.12	BALDICH	2,9
4.13	BALDICH	2,9