



## Apartment Five-bedroom (6+kk)

Rented

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





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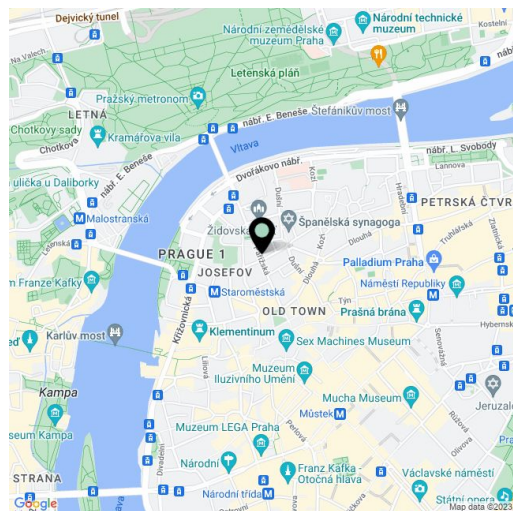
297 m<sup>2</sup>, Prague 1, Josefov, Pařížská

Total area	322 m <sup>2</sup>
Floor area*	297 m <sup>2</sup>
Terrace	25 m <sup>2</sup>
Parking	-
Cellar	-
PENB	D
Reference number	24038
Available from	Immediately

Extraordinary unfurnished luxurious three-level attic flat with a roof terrace, designed by Rostislav Černík and Ivana Dombková from the renown I.D.Arch studio, set on one of the most prestigious addresses in Prague. This completely refurbished 5-bedroom 5-bathroom flat on the sixth-eighth floor of a meticulously reconstructed stately Art Nouveau building with lift, in the heart of the historic center, within instant reach of luxury boutiques, shops and restaurants. Located a few minutes from the Old Town Square and the Vltava riverbank, within easy reach of most Prague historic sights.

The conservative interior, laid out on three levels, includes a double height living room with a fully fitted kitchen and dining area with a dining table for ten (total of 105 m<sup>2</sup>), five bedrooms - one of them designed as a gallery overlooking the living area, five bathrooms, a guest toilet, and entrance hall. The fourth floor features a 24 m<sup>2</sup> roof terrace enjoying wonderful panoramic views of Prague.

Air-conditioning, solid wood floors, tiles, lots of built-in wardrobes and storage, wooden windows, curtains, roller blinds, alarm, video entry phone. Common building charges CZK 15,000/month. Electricity will be transferred to the tenant. The apartment is offered **unfurnished**. Available from **July 2022**.



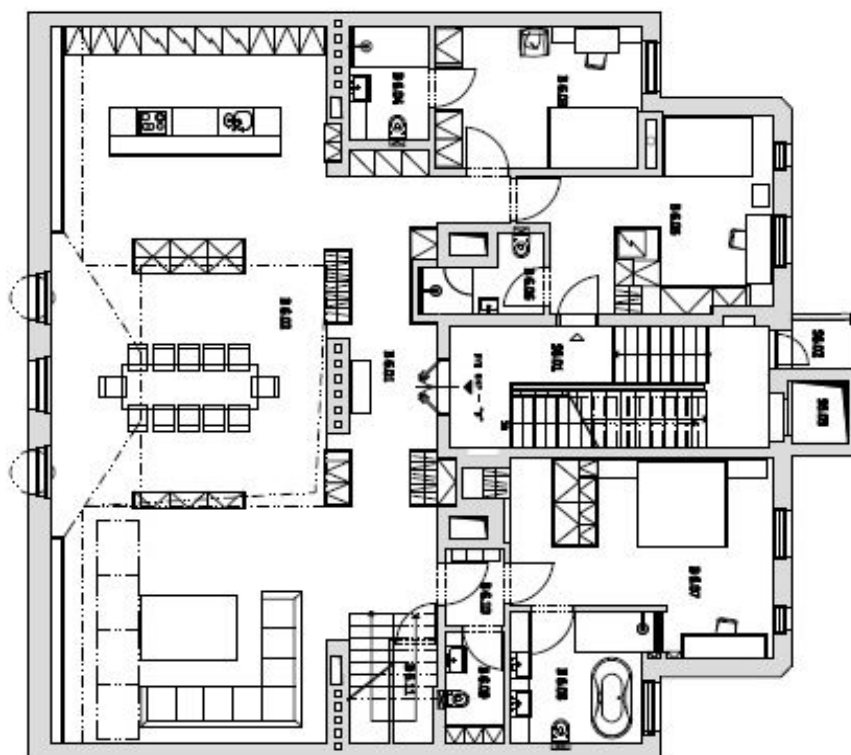
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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PŮDORRYS 6.NP

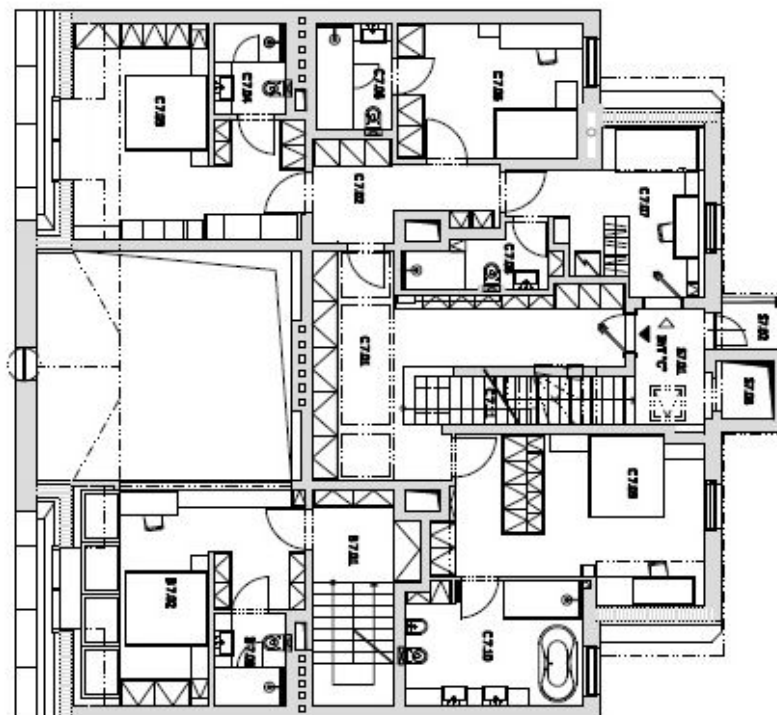
Č	NÁZEV	m <sup>2</sup>
	SPOLÉHNÉ PROSTORY	CELKEM 24,9
6.101	SCHODIŠTĚ	19,9
6.102	LODŽIE	2,9
6.103	VÝTĚH	1,8
	BRŮ 6NP "B"	CELKEM 234,8
6.101	CHODBA + SCHODIŠTĚ	26,0
6.102	OBŮV. POKOJ + KUCHYŇE + JÍDELNA	105,2
6.103	LODŽIE	14,9
6.104	KOUPELNA + WC	4,5
6.105	LODŽIE + CHODBA	19,7
6.106	KOUPELNA + WC	8,5
6.107	LODŽIE + BÁTVA	29,8
6.108	KOUPELNA + WC	9,0
6.109	WC	9,5
6.110	CHODBA	2,4
6.111	TECHNICKÁ MÍSTNOST	2,2



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PŮDORYS 7.NP

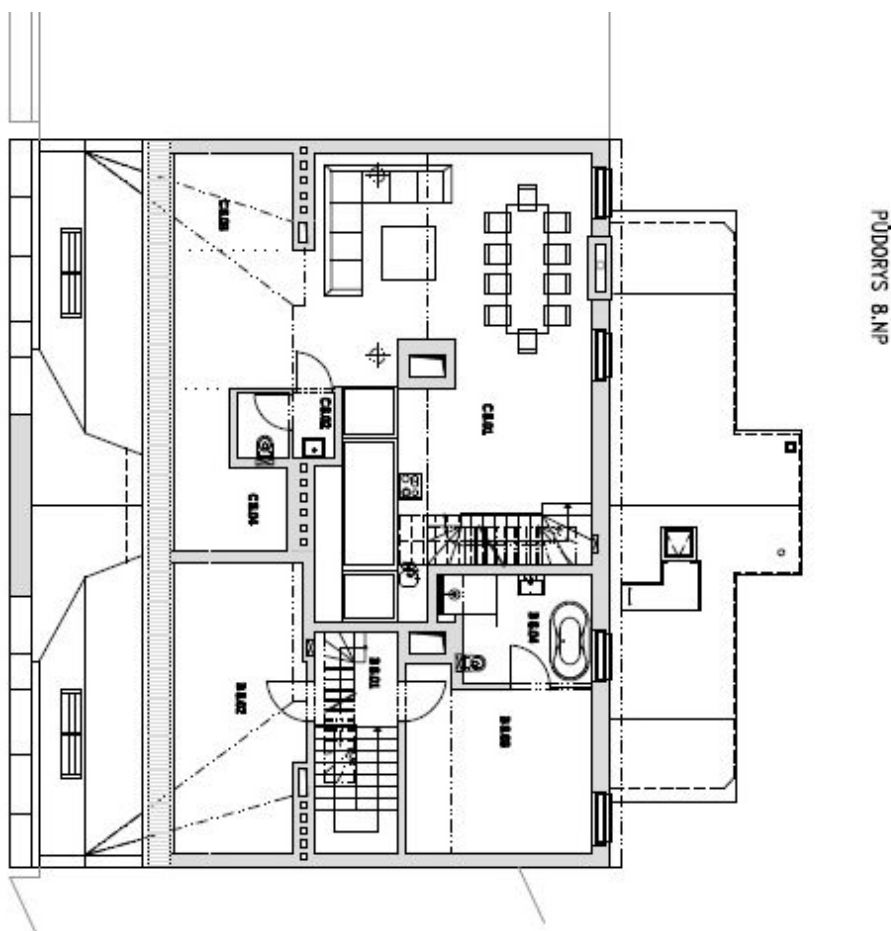
Č	NÁZEV	m <sup>2</sup>
<b>SPOLICNÉ PROSTORY</b>		
S7.01	SECHODIŠTĚ + PODĚSTĚ	10,3
S7.02	LODŽIE	2,5
S7.03	VÝTĚH	1,8
<b>BVĚTNP "B"</b>		
B7.01	SECHODIŠTĚ + SÁTKVA	11,3
B7.02	LODŽIE	22,2
B7.03	KOUPELNA + WC	3,8
<b>BVĚTNP "C"</b>		
<b>CELKEM 185,3</b>		
C7.01	CHODBA	29,0
C7.02	CHODBA	8,8
C7.03	LODŽIE	21,5
C7.04	KOUPELNA + WC	3,9
C7.05	LODŽIE	14,3
C7.06	KOUPELNA + WC	4,8
C7.07	POKOJ	18,5
C7.08	KOUPELNA + WC	4,6
C7.09	LODŽIE + SÁTKVA	23,0
C7.10	KOUPELNA + WC	12,8
C7.11	SECHODIŠTĚ	5,2



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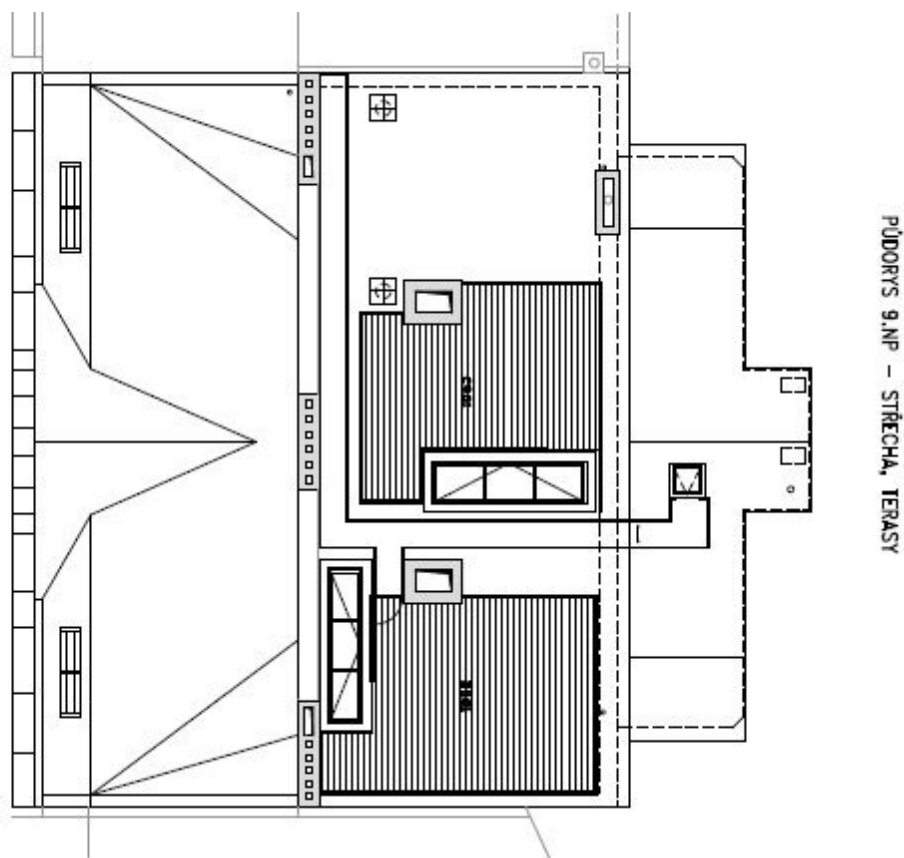
Č	Název	m²
BYT SNP "C"		CELKEM 44,8
B.0.01	CHODBA	4,4
B.0.02	SKLAD - ŠATNA	20,5
B.0.03	LODŽIE	11,7
B.0.04	KOUPELNA + WC	8,3
BYT SNP "C"		CELKEM 44,8
C.0.01	OBŤV. POHŤI + KUCHYŇE + JIDELNA	71,8
C.0.02	WC	2,6
C.0.03	SKLAD ŠATNA	4,5
C.0.04	SKLAD ŠATNA	7,7



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Č.	NÁZEV	m <sup>2</sup>
B.7.NP "B"	TERASA	24,8
B.9.O1	TERASA	20,8