



## Apartment One-bedroom (2+kk)

€ 1 938 | CZK 49 000

58 m<sup>2</sup>, Praha 1, Staré Město, Rybná





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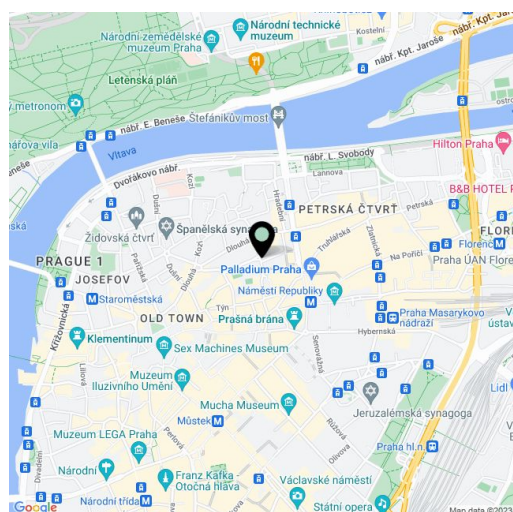
58 m<sup>2</sup>, Praha 1, Staré Město, Rybná

Total area	58 m <sup>2</sup>
Parking	Parking available nearby.
Garage	Yes
Cellar	-
Service price	Service charges, water, and heating are approx. CZK 4,500 per month. Electricity approx. CZK 4,000/month is billed separately.
PENB	G
Reference number	30391
Available from	Immediately

This luxury apartment in the very center of Prague has been meticulously refurbished, boasting high-quality furniture and equipment. Situated on the 2nd floor of a well-maintained, renovated residential building with an elevator on a quiet street just a few min. walk from the metro and trams on **Náměstí Republiky Square**, and the **Palladium** and **Kotva** shopping malls. Within walking distance of **Old Town** and **Wenceslas squares**, with full amenities in the immediate vicinity.

The interior features a living room with a dining area and a fully integrated kitchen, one bedroom with a **walk-in closet** and an en-suite bathroom (bathtub, sink, toilet), an additional separate toilet, a pantry, and an entrance hall with built-in wardrobes. The windows face the street.

It features premium materials and finishes, **hardwood floors**, tiles, wooden paneling, security entry door, built-in storage, central heating, a washer/dryer, Miele kitchen appliances, a dishwasher, an induction cooktop, a microwave oven, a wine fridge, a coffee maker, a warming drawer, 3 TV sets, and a Bang & Olufsen audio system. **Garage parking** can be arranged in the neighboring hotel.



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.