



## Apartment Studio (1+1)

40 m<sup>2</sup>, Praha 2, Nové Město, Myslíkova

Rented





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Total area	46 m <sup>2</sup>
Floor area*	40 m <sup>2</sup>
Terrace	6 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	33199
Available from	Immediately

This brand new loft apartment with a courtyard terrace is on the ground floor of a completely newly refurbished residential building in a Neo-Renaissance style designed by the renown architect Josef Schulz, author of the building of the Prague National Museum on Wenceslas Square and the Museum of Decorative Arts, and, among others, the co-author of the Rudolfinum building (famous concert hall and art gallery). Centrally located a few steps from the Vltava riverbank, the Žofín Palace and the National Theater, with full amenities within immediate reach, just a few min. walk from the Karlovo náměstí metro station, and within walking distance of Wenceslas Square.

The interior features a living room with a fully fitted open plan kitchen and large French windows with access to the **terrace**, a shower room, a separate toilet, and an entrance hall. There is an open loft bedroom with a skylight.

**Solid wood parquet floors**, large format tiles, wooden staircase, security entry door, central heating, external blinds, dishwasher, microwave oven. The apartment can be furnished at a higher rent. Service charges CZK 2500. Electricity is billed separately.



\* 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.