



## Apartment Studio (1+1)

64 m<sup>2</sup>, Prague 2, Nové Město, Myslíkova

Rented





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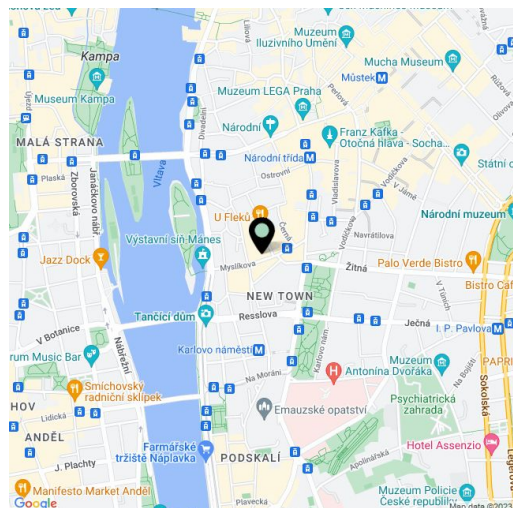
Rented

|                  |                   |
|------------------|-------------------|
| Total area       | 76 m <sup>2</sup> |
| Floor area*      | 64 m <sup>2</sup> |
| Terrace          | 12 m <sup>2</sup> |
| Parking          | -                 |
| Cellar           | -                 |
| PENB             | G                 |
| Reference number | 33205             |
| Available from   | Immediately       |

This is a brand new furnished loft apartment with a courtyard terrace, 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 lower level features a living room with a fully fitted open plan kitchen, a dining area and large French windows with access to the **terrace**, a shower room with a toilet, an additional separate toilet, and an entrance hall. The upper level includes a large bedroom.

**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 and utilities are 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.