



## Apartment One-bedroom (2+kk)

Rented

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





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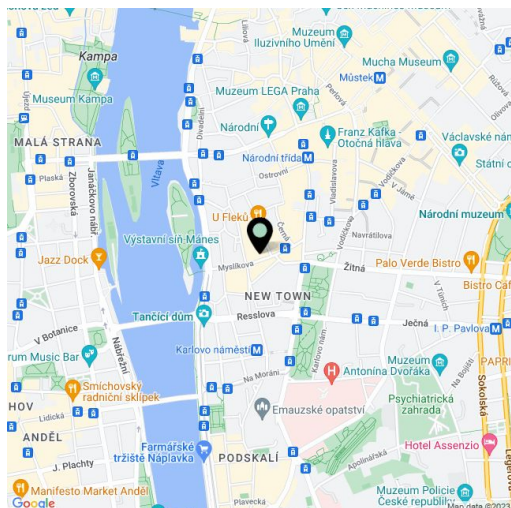
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|                  |                   |
|------------------|-------------------|
| Total area       | 73 m <sup>2</sup> |
| Floor area*      | 70 m <sup>2</sup> |
| Balcony          | 3 m <sup>2</sup>  |
| Parking          | -                 |
| Cellar           | -                 |
| PENB             | G                 |
| Reference number | 33222             |
| Available from   | Immediately       |

This is a new 1-bedroom apartment with a balcony on the 3rd 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, one bedroom with bay windows, a bathroom including a walk-in shower and a toilet, and a spacious entrance hall with access to the balcony. Part of the hall can be used as a study.

**Solid wood parquet floors**, large format tiles, security entry door, central heating, dishwasher, microwave oven. The apartment can be furnished at a higher rent. Service charges, water and heating bills: CZK 3000/month. Electricity is billed separately (transfer to the tenant).



\* 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.