



## Apartment Two-bedroom (3+1)

Rented

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





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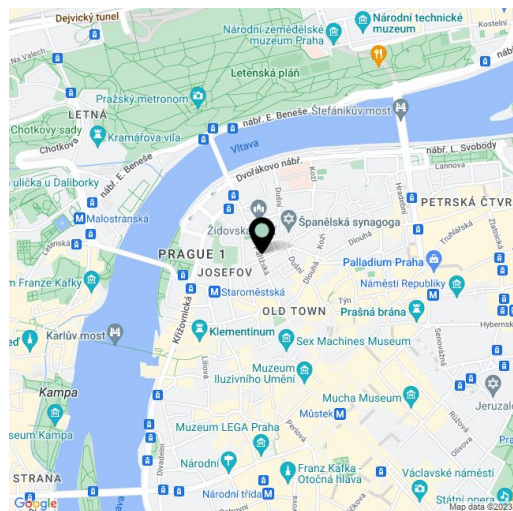
118 m<sup>2</sup>, Prague 1, Josefov, Pařížská

Total area	123 m <sup>2</sup>
Floor area*	118 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	35104
Available from	Immediately

Boasting a most attractive location, this is a completely newly refurbished 2-bedroom 2-bathroom apartment with 2 balconies, fully furnished with design furniture. Set on the second floor of a renovated Art-Nouveau building with a lift and preserved original architectural details. Located in the very center of historic Prague, on one of the most desirable residential addresses, just moments from the Vltava embankment and the Old Town Square. Prestigious Pařížská Street boasts buildings built in a grand style, luxury shops and boutiques, and excellent restaurants.

The interior features a living room, a fully fitted eat-in kitchen with a balcony and bay windows with views of the Pařížská street and the Old Town Square, a bedroom with a balcony and an en-suite bathroom (bathtub, toilet), and a second bedroom also with an en-suite bathroom (walk-in shower, bidet, toilet). There is a laundry room, an additional separate toilet, and a large entrance hall. Both bedrooms are facing the quiet courtyard.

High ceilings with stucco ornaments, crystal chandeliers, large windows, solid wood parquet floors, tiles, underfloor heating in the bathrooms, security entry door, Maxalto mobile furniture, Jesse wardrobes, gas boiler, Devon sanitary ware, Elmar kitchen, Miele appliances, washer, dryer, dishwasher, induction cooktop, combination oven, 2 TVs, spacious cellar. Deposit for service charges and water: CZK 5755/month. Gas and electricity will be transferred 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.