



## Apartment Two-bedroom (3+kk)

Rented

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





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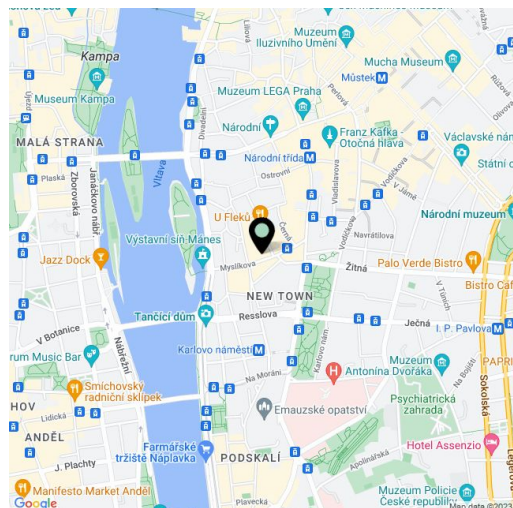
69 m<sup>2</sup>, Prague 2, Nové Město, Myslíkova

|                  |  |
|------------------|--|
| Total area       | 71 m <sup>2</sup>  |
| Floor area*      | 69 m <sup>2</sup>  |
| Balcony          | 2 m <sup>2</sup>   |
| Parking          | Garage parking is available nearby at an additional fee. |
| Garage           | Yes  |
| Cellar           | -  |
| PENB             | G  |
| Reference number | 37223  |
| Available from   | Immediately  |

This high standard, fully furnished 2-bedroom 2-bathroom apartment with a balcony is on the second floor of a meticulously refurbished residential building from 1905, with a lift, camera system, ventilation system and preserved original details. Centrally located a few minutes 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. Building amenities include 24/7 property management, concierge service, traditional Thai massage studio, La Petite France bakery and the Poke Haus Hawaiian bistro. The tenants are also welcome to use the services of the next door hotel including a reception, a private spa and sauna, a cafe and the QQ Asian Kitchen restaurant.

The apartment features a living room with a fully fitted open plan kitchen and a dining area, a bedroom with a small **walk-in closet** and an en-suite bathroom (walk-in shower, toilet), a second bedroom with an en-suite bathroom (bathtub, toilet), an additional separate toilet, and an entrance hall with **balcony** access.

**Heat recovery ventilation**, high ceilings with stucco ornaments, large wooden triple glazed windows, **solid wood parquet floors**, tiles, custom made furniture, built-in storage, independent gas boiler, washing machine, dishwasher, microwave oven, basic kitchenware, 3 TV sets, high speed Internet. Garage **parking** is available nearby at an additional fee. Service charges and utilities including the Internet and satellite connection: CZK 5,000/month. **Mid term rental** (minimum of 1 month) is available at a higher rent.



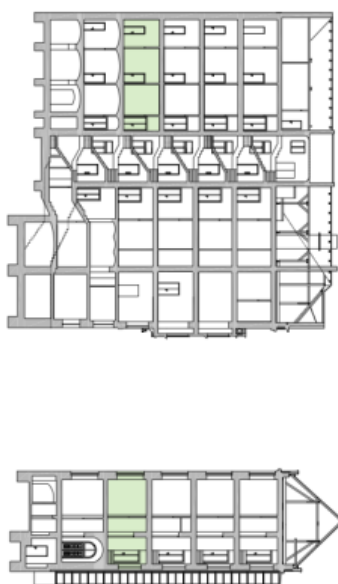
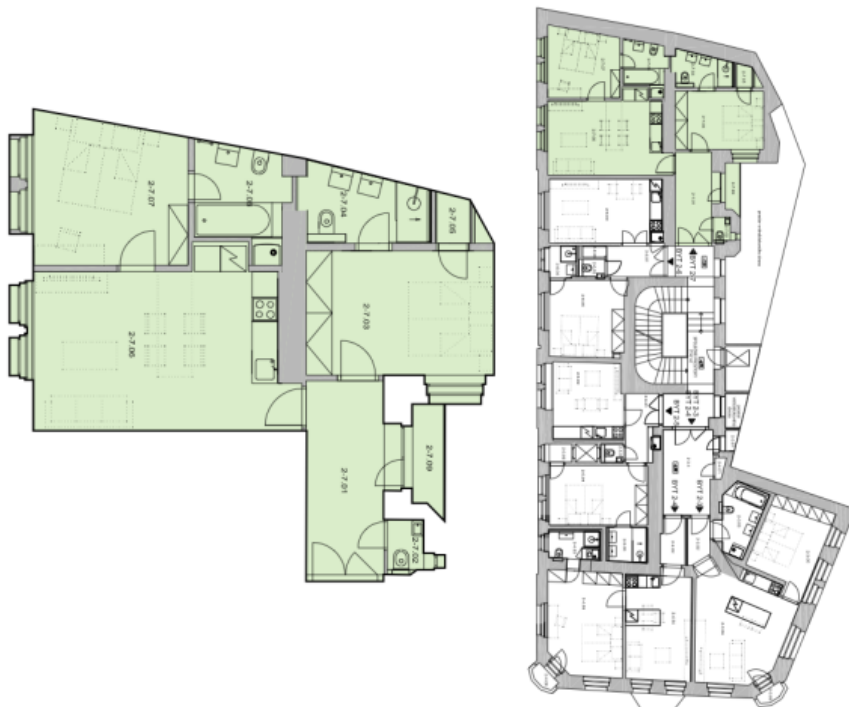
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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## 2<sup>nd</sup> floor, Apartment Nr. 7

### Two - bedroom Apartment 70,72 sqm

|        |                       |           |
|--------|-----------------------|-----------|
| 2-7.01 | Foyer                 | 8,90 sqm  |
| 2-7.02 | Toilet                | 1,11 sqm  |
| 2-7.03 | Bedroom               | 13,03 sqm |
| 2-7.04 | Toilet                | 4,71 sqm  |
| 2-7.05 | Closet                | 1,01 sqm  |
| 2-7.06 | Living room + Kitchen | 22,78 sqm |
| 2-7.07 | Bedroom               | 12,20 sqm |
| 2-7.08 | Bathroom              | 4,86 sqm  |
| 2-7.09 | Balcony               | 2,13 sqm  |