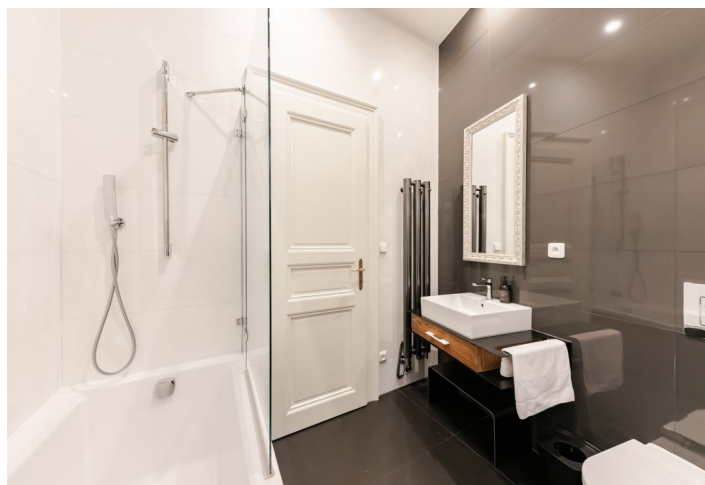




## Apartment Two-bedroom (3+kk)

Rented

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





## Apartment Two-bedroom (3+kk)

Rented

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

Total area	73 m <sup>2</sup>
Floor area*	71 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	37227
Available from	Immediately

This high standard, fully furnished 2-bedroom 2-bathroom apartment with a balcony is on the third 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 a 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.



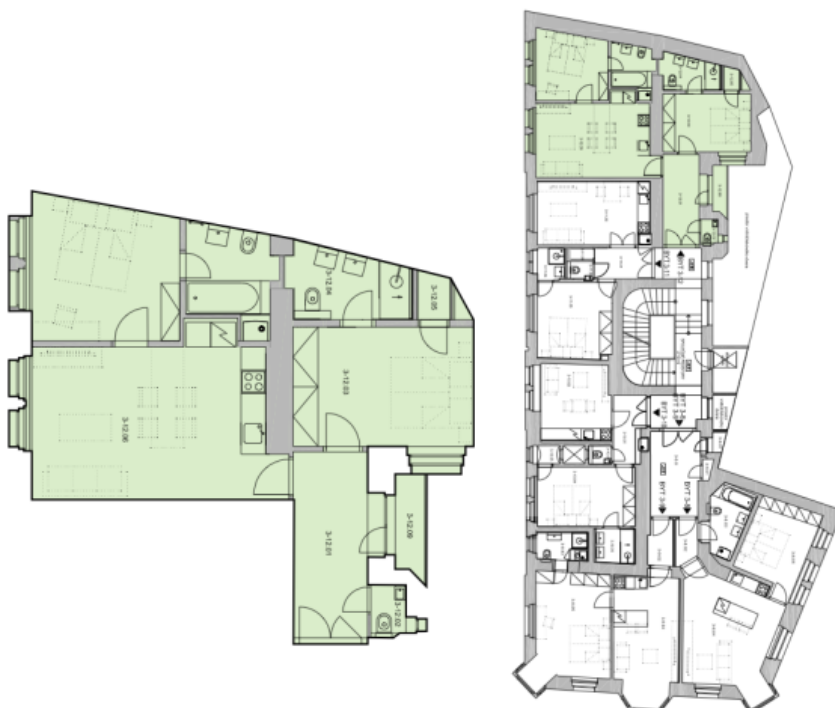
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



# Apartment Two-bedroom (3+kk)

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

Rented



## 3<sup>rd</sup> floor, Apartment Nr. 12

### Two - bedroom Apartment 70,79 sqm

3-12.01	Foyer	8,90 sqm
3-12.02	Toilet	1,10 sqm
3-12.03	Bedroom	13,03 sqm
3-12.04	Toilet	4,71 sqm
3-12.05	Closet	1,01 sqm
3-12.06	Living room + Kitchen	22,85 sqm
3-12.07	Bedroom	12,20 sqm
3-12.08	Bathroom	4,86 sqm
3-12.09	Balcony	2,13 sqm