



Apartment Three-bedroom (4+kk)

Rented

169 m², Prague 2, Nové Město, Myslíkova





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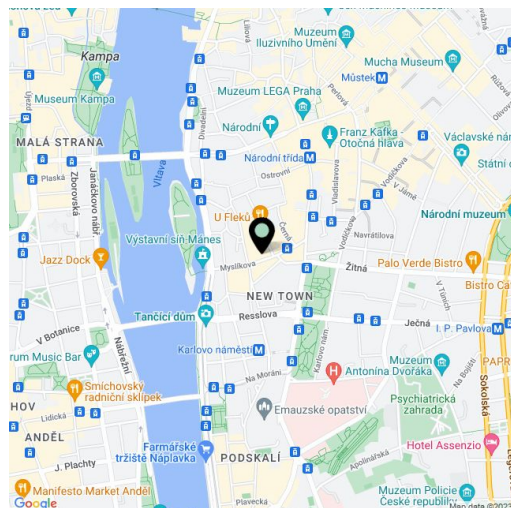
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Total area	182 m ²
Floor area*	169 m ²
Terrace	13 m ²
Parking	Garage parking is available nearby at an additional fee.
Garage	Yes
Cellar	-
PENB	G
Reference number	37228
Available from	Immediately

Boasting a 13 m² terrace, this high standard, fully furnished 3-bedroom 2-bathroom penthouse is on the 6th 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 lower level features a living room with a fully fitted open plan kitchen and a dining area, 3 bedrooms, 2 bathrooms, an additional toilet, and a spacious entrance hall. The upper floor includes a second living room with access to the terrace.

Heat recovery ventilation, 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, 5 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 7,000/month. **Mid term rental** (minimum of 1 month) is available at a higher rent.



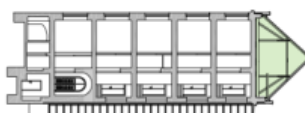
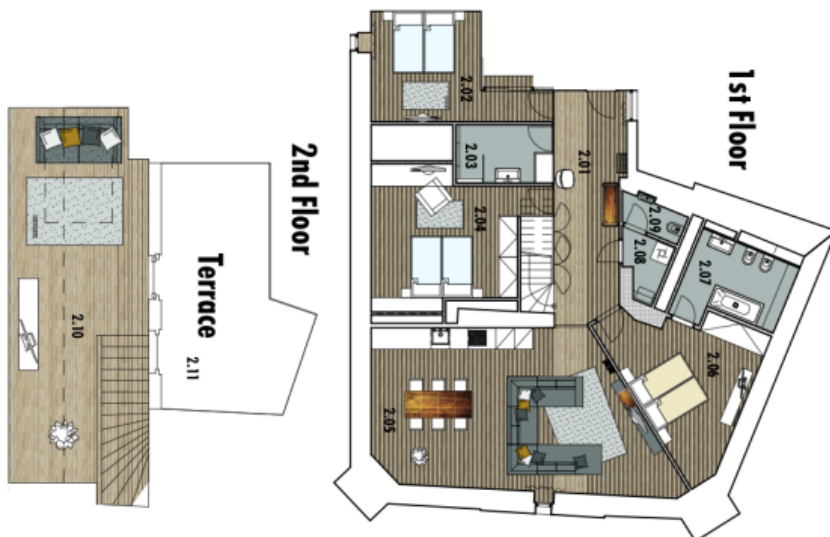
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Three Bedroom Penthouse 168,67 sqm

2.01	Foyer	16,43 sqm
2.02	Bedroom	15,14 sqm
2.03	Bathroom	5,76 sqm
2.04	Bedroom	21,29 sqm
2.05	Living room + Kitchen	45,76 sqm
2.06	Bedroom	18,00 sqm
2.07	Bathroom	8,48 sqm
2.08	Washroom	2,68 sqm
2.09	Toilet	2,14 sqm
2.10	Living room	19,70 sqm
2.11	Terrace	13,29 sqm

6th floor, Penthouse Nr. 23