



## Apartment Three-bedroom (4+1)

Rented

197.2 m<sup>2</sup>, Praha 1, Staré Město, Anenská





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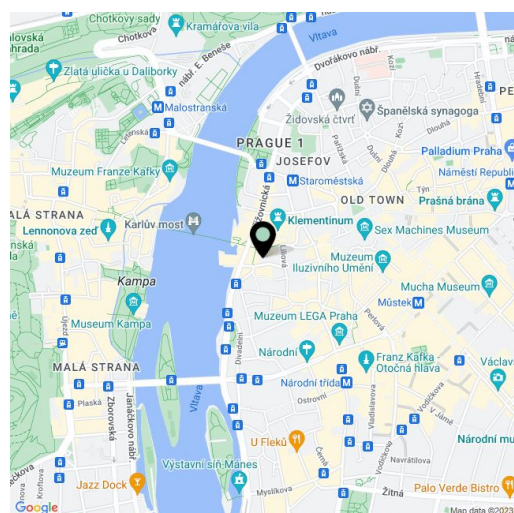
**Rented**197.2 m<sup>2</sup>, Praha 1, Staré Město, Anenská

Total area	197 m <sup>2</sup>
Parking	-
Cellar	-
Service price	Service charges and water: CZK 2,500. Gas and electricity will be transferred to the tenant.
PENB	G
Reference number	40437
Available from	Immediately

This fully furnished renovated split-level attic apartment is located in a listed corner burgher house that was originally built in a Gothic style. Residents will be able to soak in the unique atmosphere of the old Prague and live in close proximity to the Charles Bridge and the Klementinum Library. The building stands on a picturesque alley that leads to Anenské Square and further on to the embankment and the Novotného lávka historical area with unique views of the Kampa Island, Charles Bridge, and the Prague Castle. The location offers numerous historic and cultural monuments, restaurants, cafes, and a wide range of social activities, including the Na Zábradlí Theater. A tram stop is only a 3-minute walk away and the Staroměstská metro station and Můstek transfer station (lines A and C) are within walking distance.

The entrance level on the 2nd floor consists of a living room with a working wood-burning fireplace, a fully fitted kitchen, a bedroom, a walk-in closet /laundry room, a spacious bathroom (corner bathtub, toilet), and an entrance hall. The attic floor features two bedrooms, a bathroom (bathtub, toilet), and a large air-conditioned staircase hall (63 sq. m.) that serves as both a study and a relaxation zone.

Hardwood parquet floors, tiles, casement windows, Velux wooden skylights, wooden interior doors, exposed beams, gas boiler, new kitchen, new appliances, washer, dryer, dishwasher, TV. The building from the 13th century acquired its current appearance in 1863. It has been sensitively renovated preserving its exquisite historical features (e.g. cast-iron railings with Neo-Renaissance ornaments on the galleries). No elevator.



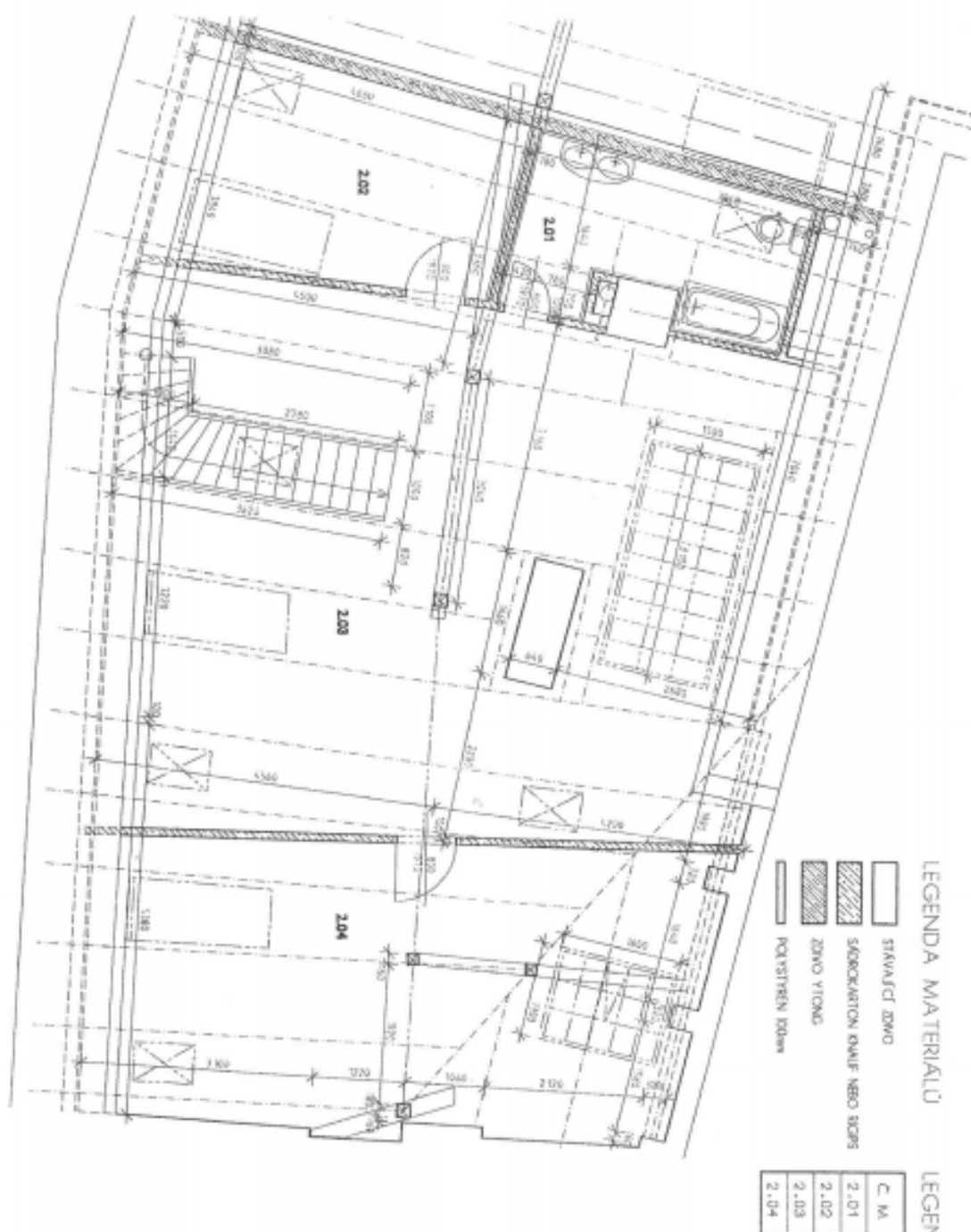
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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