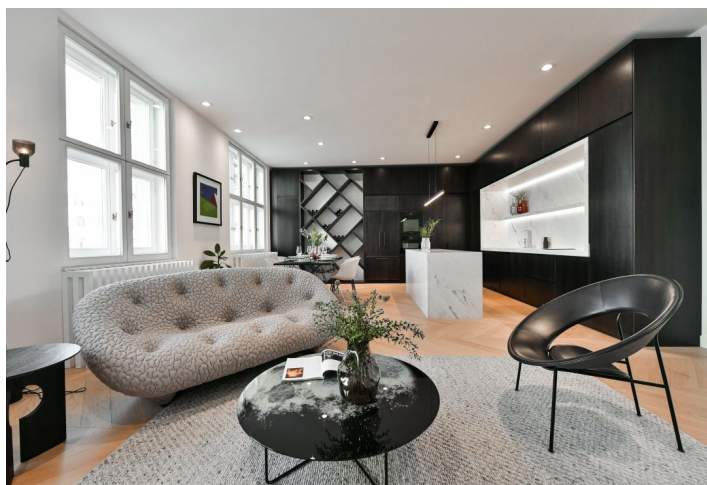




## Apartment Three-bedroom (4+kk)

Rented

144 m<sup>2</sup>, Praha 1, Josefov, Břehová



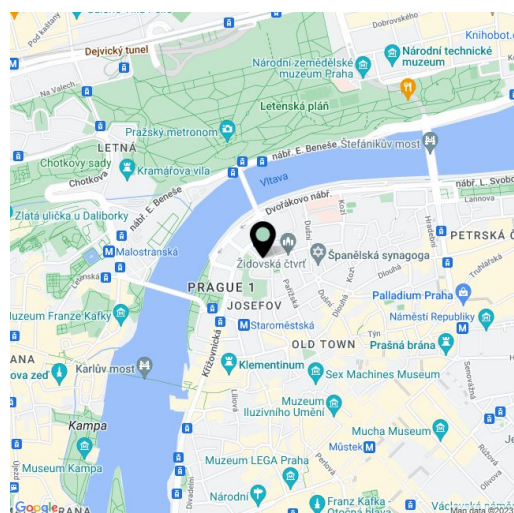


## Apartment Three-bedroom (4+kk)

Rented

144 m<sup>2</sup>, Praha 1, Josefov, Břehová

Total area	144 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	Deposit for building charges and water: CZK 4,000/month. Electricity - transferred to the tenant.
PENB	G
Reference number	42460
Available from	Immediately



\* 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.

Living in the very heart of the city in a listed building by the famous architect Antonín Engel, on a quiet side street of the former Jewish Quarter and in the vicinity of majestic Pařížská Street and Miloš Forman Square. A unique unfurnished apartment, completely renovated down to the last detail, offers a modern and at the same time timeless interior. A very accessible location with a rich cultural life and a wide selection of restaurants and cafes. There are also good civic amenities nearby, and the Rudolfinum and the Faculty of Arts of Charles University are also close-by.

The spacious unfurnished apartment with high ceilings, large windows, and beautiful views of Pařížská Street lined with trees is located on the 4th floor and is accessible by an elevator. The interior consists of a living room with a dining area and a fully fitted open plan kitchen, a master bedroom with an en-suite bathroom, 2 further bedrooms, a family bathroom, and a large entrance hall.

The whole apartment has been thoroughly renovated under the strict supervision of the National Monuments Institute. In the fresh and at the same time dignified interior, white Greek marble from Thassos Island, treated with a special anti-dust varnish, was also used on the floors, window sills, bathrooms, and in the kitchen. Other features include oak parquet floors in a chevron pattern, built-in wardrobes, Miele kitchen appliances (induction hob with an integrated hood, oven, and wine fridge, built-in American refrigerator by the New Zealand brand Fisher & Paykel), and Dornbracht matt platinum kitchen fittings. Swiss Aqua Technologies bathroom taps and toilets were supplied by the Crosswater British company. Heating is provided by an electric Protherm boiler, the bathrooms have electric underfloor heating and Ambra brushed brass heated towel rails. The apartment comes with a cellar, and the residents can also use the beautiful private garden with seating in the courtyard. The apartment is unfurnished and available from August 1st, 2023.



## Apartment Three-bedroom (4+kk)

144 m<sup>2</sup>, Praha 1, Josefov, Břehová

Rented

