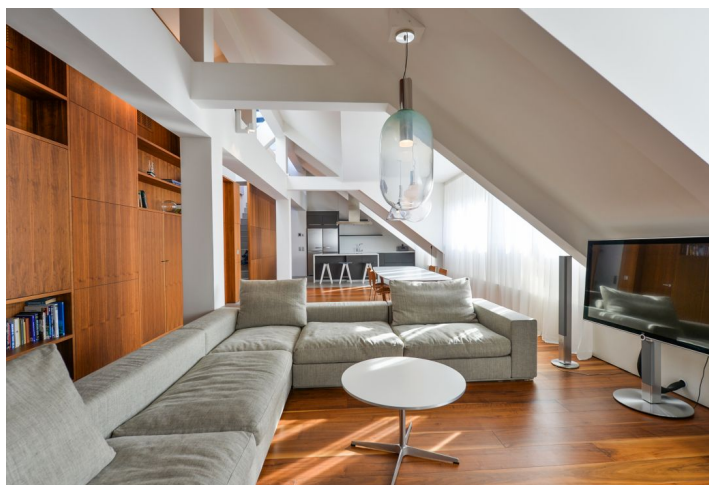




## Apartment Three-bedroom (4+kk)

Rented

157 m<sup>2</sup>, Prague 1, Staré Město, Masná





## Apartment Three-bedroom (4+kk)

Rented

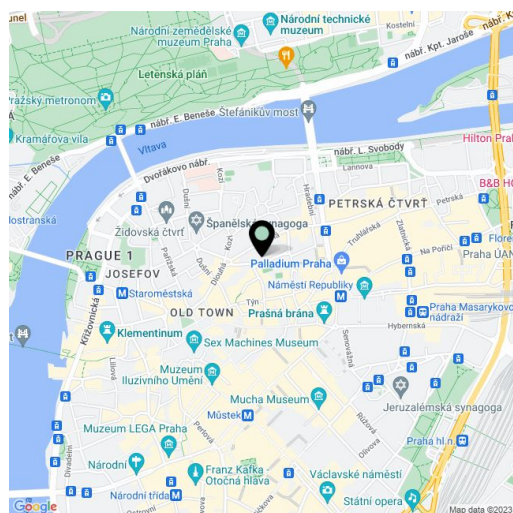
157 m<sup>2</sup>, Prague 1, Staré Město, Masná

Total area	225 m <sup>2</sup>
Floor area*	157 m <sup>2</sup>
Terrace	68 m <sup>2</sup>
Parking	On-site garage parking available.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	4274
Available from	Immediately

This is a high standard, fully renovated, partly furnished, air-conditioned 3-bedroom 2-bathroom attic flat with a 68 m<sup>2</sup> roof terrace and access from the lift. Situated on the 6th floor of a modern residence in the historic center of Prague, just a few steps from the Old Town Square. The original Functionalist building has been completely renovated and transformed into a luxury residence while maintaining the original details. Conveniently located within easy reach of Náměstí Republiky and Staroměstská metro stations, with full amenities in the area.

The interior features a large living room with a **fireplace**, dining area and a fully fitted open plan kitchen, two bedrooms - each with an en-suite bathroom (bathtub, walk-in shower, toilet / shower, toilet) and built-in wardrobes, a study / guest bedroom with built-in storage, laundry room, storage room, a separate guest toilet, and entrance hall with built-in storage. The **roof terrace** on the 7th floor provides wonderful views of the Prague Castle, Petřín Hill and the Old Town.

Direct access from the lift, **solid wood oak floors**, security entry door, **Miele appliances**, washer, dryer, dishwasher, induction cooktop, TV, BTicino **intelligent home system**, video entry phone, alarm, cable and satellite TV connections. **Basement storage unit** available. Up to **three garage parking spaces** available at CZK 2500/space/month. Service charges and utilities approx. CZK 15,000/month.



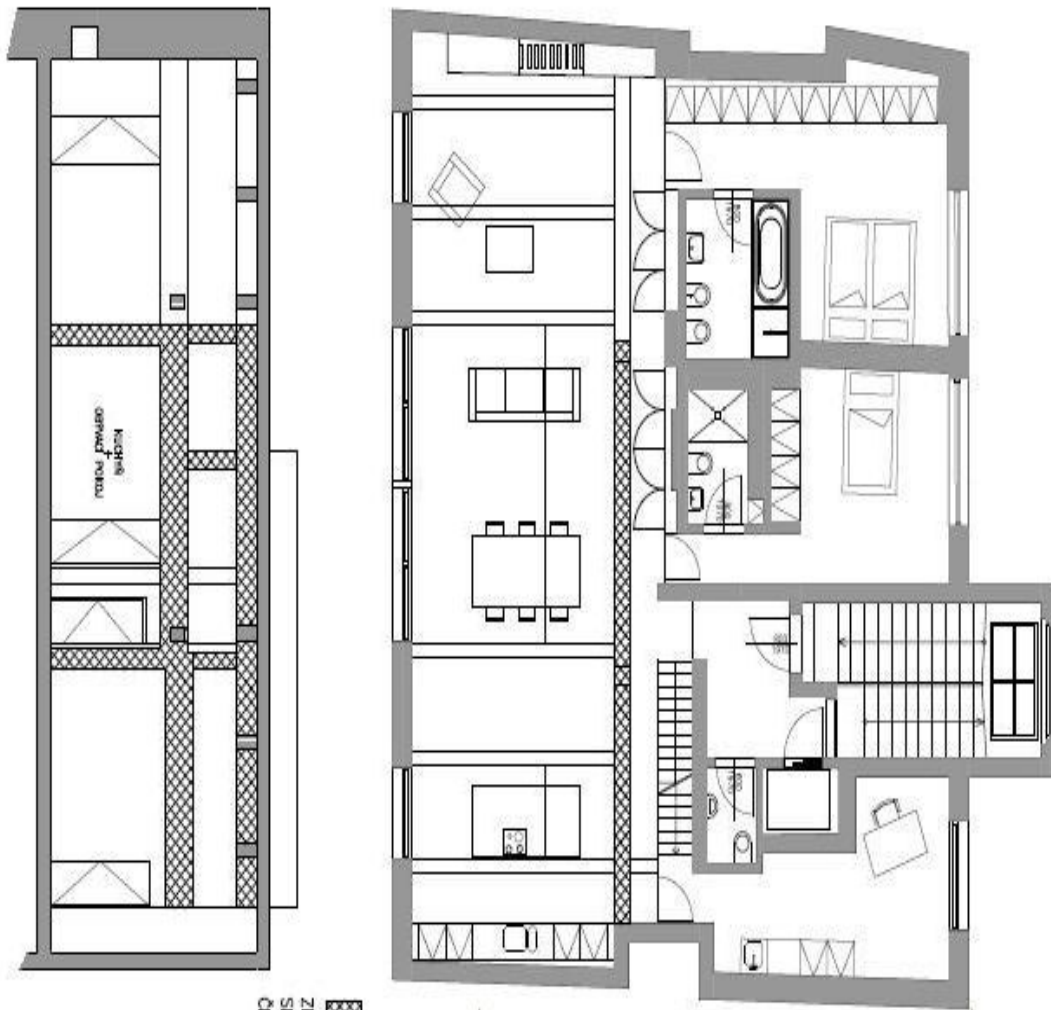
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



# Apartment Three-bedroom (4+kk)

157 m<sup>2</sup>, Prague 1, Staré Město, Masná

Rented



ZESILOVANÉ PRVKY ŽELEZOBETONOVÉ KONSTRUKCE  
SE ZAKÁZEM JAKÝCHKOLI ÚPRAV, VRTAVÍ,  
ČI JINĚHO POŠKOZOVÁNÍ

LEGENDA MÍSTNOSTÍ	
OBÝVACÍ POKOJ	5.10 89,4 m <sup>2</sup>
KUCHYŇ	5.12 14,4 m <sup>2</sup>
LOŽNICE 1	5.14 16,0 m <sup>2</sup>
LOŽNICE 2	5.16 19,6 m <sup>2</sup>
KOUPELNA 1	5.15 6,2 m <sup>2</sup>
KOUPELNA 2	5.17 3,2 m <sup>2</sup>
WC	5.18 1,8 m <sup>2</sup>
CHODBA	5.19 6,1 m <sup>2</sup>
PODESTA STŘEŠNÍ TERASA	1,0 m <sup>2</sup> 68 m <sup>2</sup>
CELKOVÁ PLOCHA BYTU: 156,7 m <sup>2</sup>	