



## Apartment Three-bedroom (4+1)

Rented

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Total area	184 m <sup>2</sup>
Floor area*	180 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	Deposit for service charges, water and utilities CZK 7,900/month.
PENB	G
Reference number	23256
Available from	Immediately

\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.

**Simply unique luxurious 1-bedroom flat with a study, dining room, wine cellar and two balconies, fully furnished and equipped with original historical furniture and art and decorations. With perfect finishes and beautifully preserved original details, the flat has been meticulously refurbished to offer high standard modern living in the very center of historic Prague. Situated on the fourth floor of a fully reconstructed Art Nouveau residential building with a new design lift, located just steps from the fashionable Pařížská street, the Old Town and the Jewish cemetery.**

The interior features one bedroom with an en-suite bathroom (massage shower, free standing bath tub, double sink, toilet, balcony facing the courtyard), three interconnected rooms - walk-through study, living room and dining room with balcony facing the street, and a large fully fitted kitchen. There is a spacious entrance hall, storage room, laundry room, and a guest toilet. The tenants can also rent a private fully renovated fully equipped historic wine cellar consisting of two air-conditioned rooms and a toilet at extra CZK 25,000/month.

High ceilings, large windows, oak parquet floors, decorative tiling, security entry door, three renovated historic Dutch stoves, design original lighting fixtures, electric heating, washer, dryer, quality kitchen appliances incl. wine fridge, TV, home cinema, satellite connection, alarm, video entry phone.