



## Apartment Two-bedroom (3+1)

Rented

121 m<sup>2</sup>, Prague 1, Josefov, Pařížská



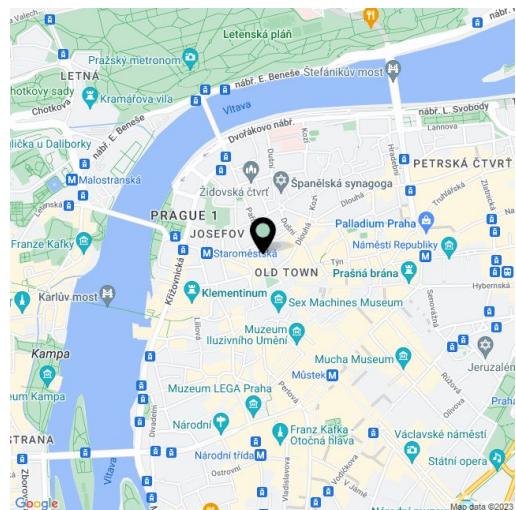


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Total area	125 m <sup>2</sup>
Floor area*	121 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	33167
Available from	Immediately



\* 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.

**Boasting a most attractive location, this furnished renovated 2-bedroom 3-bathroom apartment with a balcony is on the first floor of a renovated historic building with a lift and preserved original architectural details. Located in the historic center of Prague, on one of the most desirable residential addresses, just moments from the Vltava embankment and Old Town Square. Prestigious Pařížská Street boasts buildings built in a grand style, luxury shops and boutiques, and excellent restaurants.**

Benefiting from plenty of built-in wardrobes and storage, the interior features a spacious living room with an electric **fireplace** and bay windows with views of the Pařížská street, a fully fitted kitchen, a master bedroom with a **balcony** and an en-suite bathroom (bathtub, toilet), and a second bedroom also with an en-suite bathroom (bathtub). There is a shower room with a toilet and a bidet shower, a laundry room, and a large entrance hall. Both bedrooms are facing the quiet courtyard.

High ceilings, large windows, **solid wood parquet floors**, tiles, security entry door, sofaped, gas boiler, washer, dryer. Entrance to **wellness** in the nearby Emblem Hotel Prague is included in the price. Service charges, internet, water consumption, O2 TV basic programmes, gas and electricity CZK 8000/month. **Mid term rental** is available at a higher rent.