



## Apartment Three-bedroom (4+1)

Rented

197.2 m², Prague 1, Staré Město, Anenská





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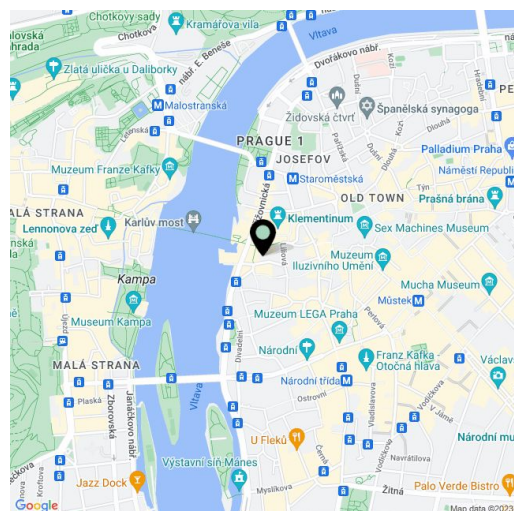
197.2 m², Prague 1, Staré Město, Anenská

|                  |                                                                                       |
|------------------|---------------------------------------------------------------------------------------|
| Total area       | 197 m²                                                                                |
| Parking          | -                                                                                     |
| Cellar           | -                                                                                     |
| Service price    | Services and water: CZK 5,000. 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 old Prague and live in close proximity to the Charles Bridge and 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 Prague Castle. The location offers numerous historic and cultural monuments, restaurants, cafes, and a wide range of social activities, including the Na Zábřadlí 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 m²) 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.



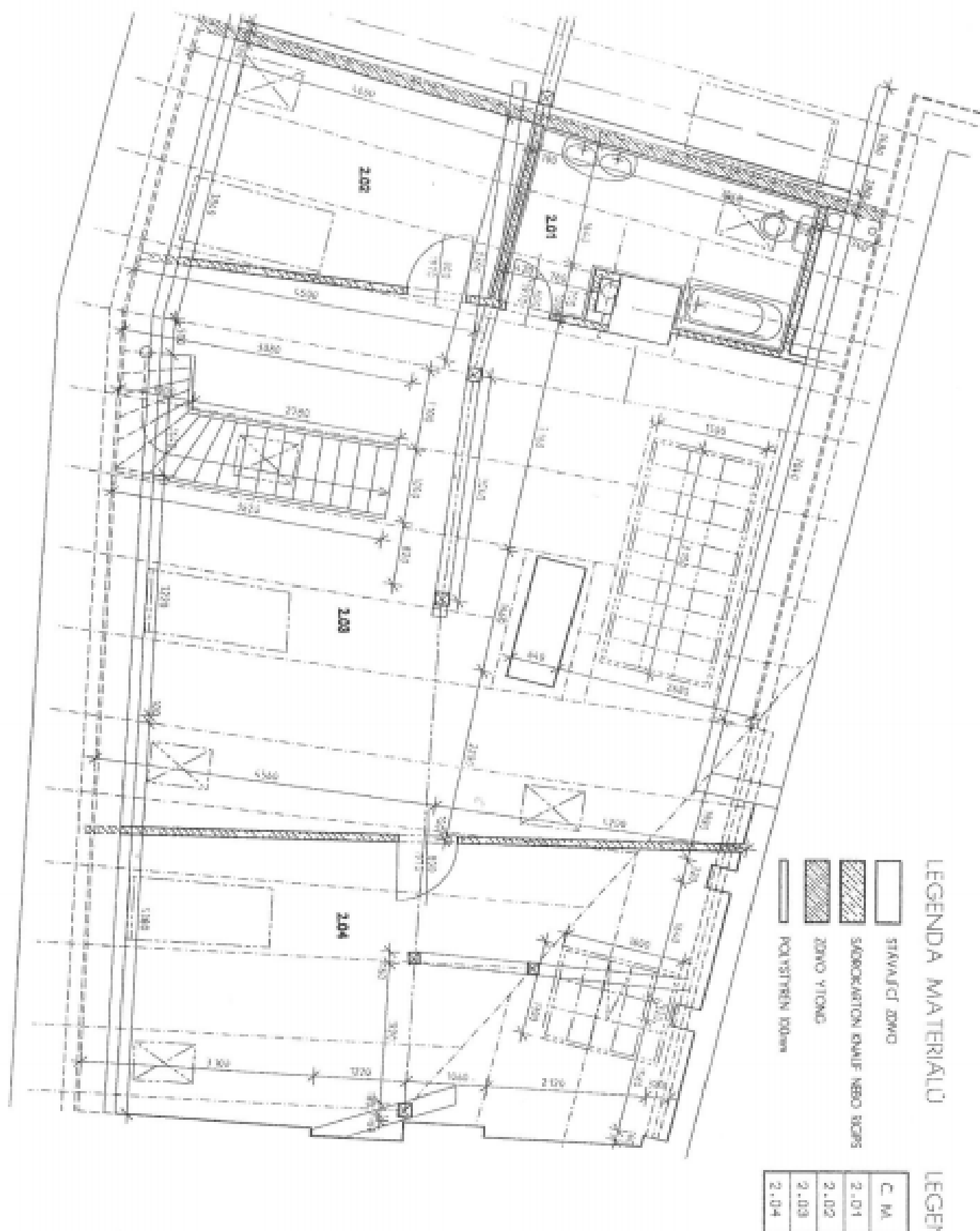
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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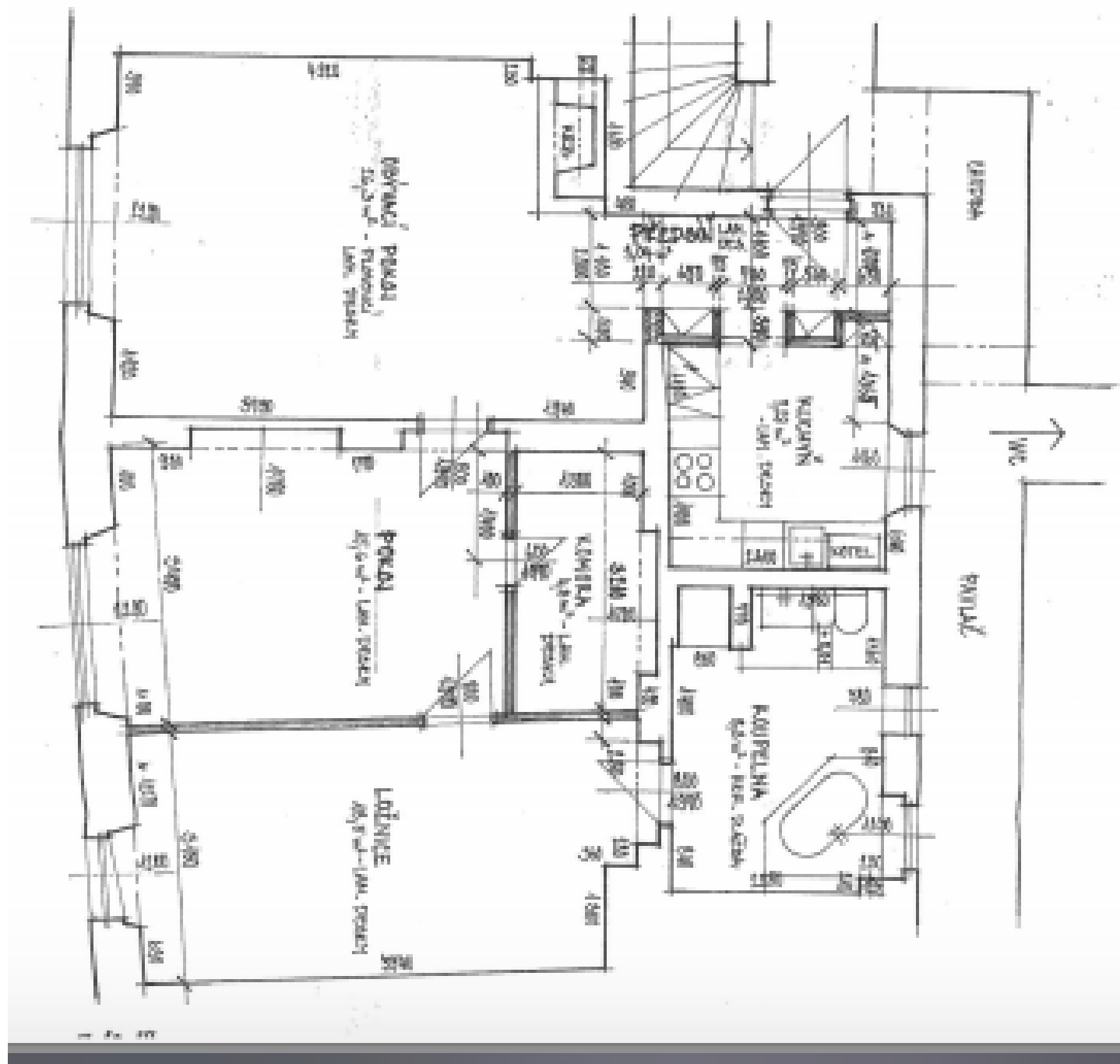




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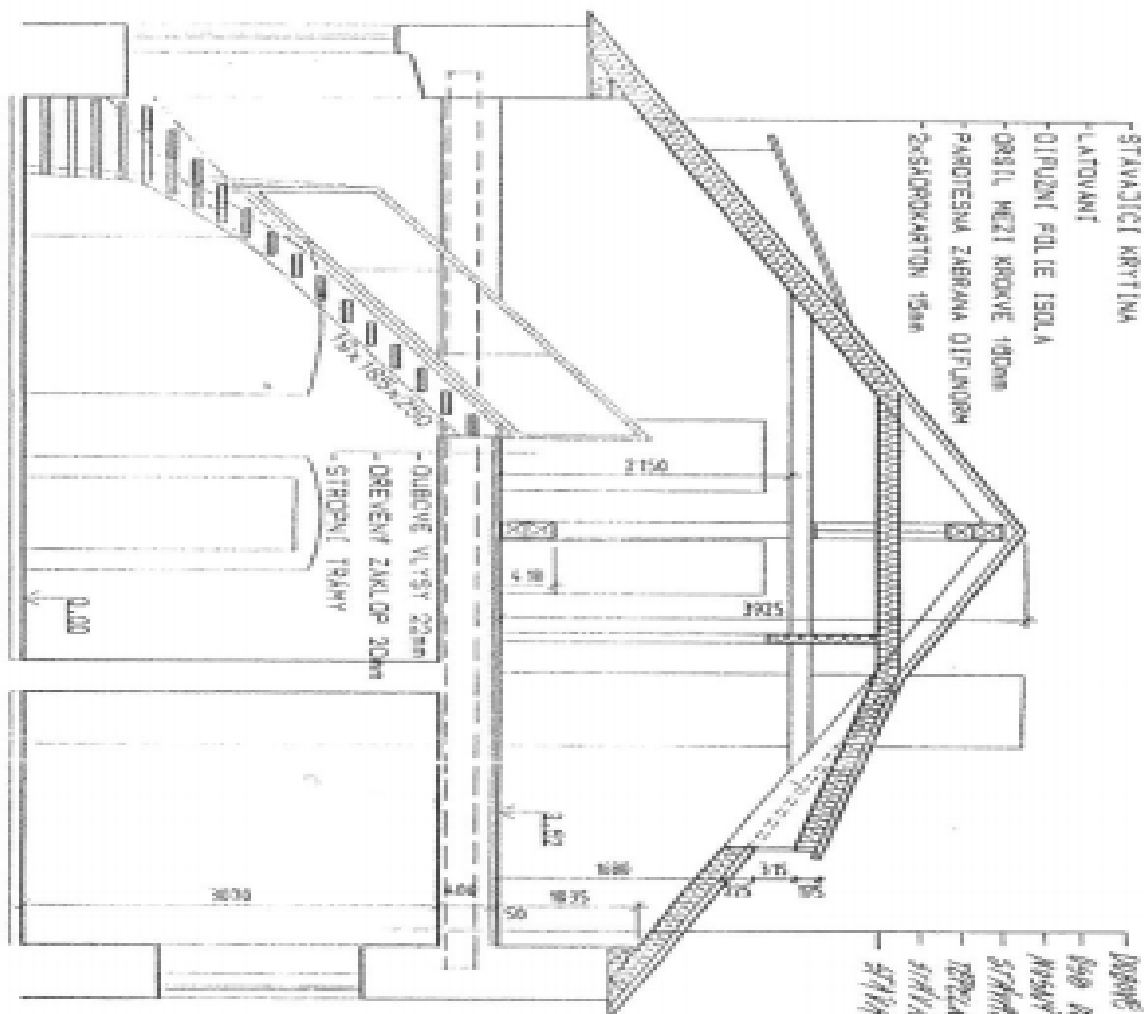
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