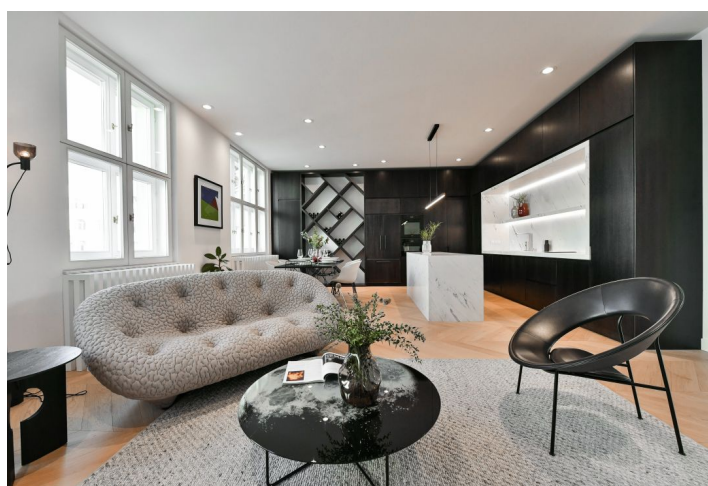




## Apartment Three-bedroom (4+kk)

Rented

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



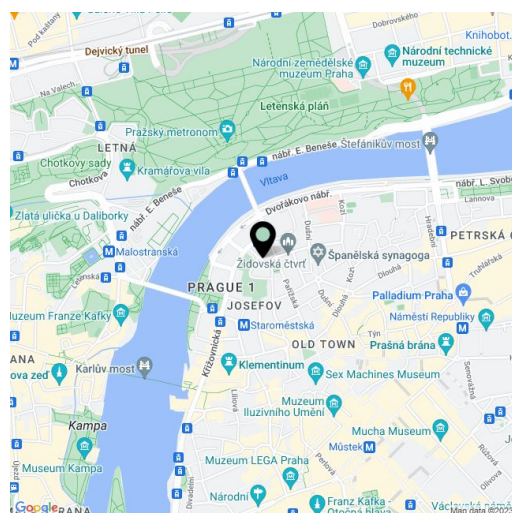


## Apartment Three-bedroom (4+kk)

**Rented**

144 m², Prague 1, Josefov, Břehová

Total area	144 m²
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



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.

\* 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)

Rented

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

