



## Apartment Two-bedroom (3+kk)

Rented

99 m<sup>2</sup>, Praha 2, Nové Město, Myslíkova





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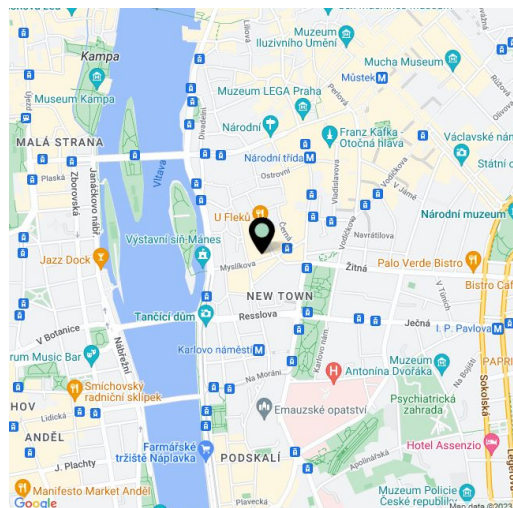
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Total area	137 m <sup>2</sup>
Floor area*	99 m <sup>2</sup>
Terrace	38 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	33206
Available from	Immediately

This brand new 2-bedroom split-level apartment boasts 2 terraces and 2 balconies providing views of the green courtyard and the surrounding historic buildings. Set on the 4th top floor of a completely newly refurbished residential building in a Neo-Renaissance style designed by the renown architect Josef Schulz, author of the building of the Prague National Museum on Wenceslas Square and the Museum of Decorative Arts, and, among others, the co-author of the Rudolfinum building (famous concert hall and art gallery). Centrally located a few steps from the Vltava riverbank, the Žofín Palace and the National Theater, with full amenities within immediate reach, just a few min. walk from the Karlovo náměstí metro station, and within walking distance of Wenceslas Square.

The lower level features two separate bedrooms - each with a **balcony**, a bathroom including a bathtub with a shower screen, a separate toilet, and a spacious entrance hall. The upper floor offers a bright **air-conditioned** living room with a fully fitted open plan kitchen and French windows with access to both **terraces**.

**Solid wood parquet floors**, large format tiles, security entry door, central heating, dishwasher, microwave oven. The apartment can be furnished at a higher rent. Service charges CZK 3000. Electricity is billed separately.



\* 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.