



Apartment One-bedroom (2+kk)

Rented

76 m², Praha 2, Nové Město, Myslíkova





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Total area	108 m ²
Floor area*	76 m ²
Terrace	32 m ²
Parking	-
Cellar	-
PENB	G
Reference number	33207
Available from	Immediately

This 1-bedroom split-level apartment boasts 2 terraces and a balcony 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 a spacious bedroom with a **balcony**, a bathroom including a bathtub with a shower screen, a separate toilet, and an 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, water and heating bills: CZK 3000/month. Electricity is billed separately (transfer to the tenant).



* 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.