



## Apartment Three-bedroom (4+kk)

Rented

163 m<sup>2</sup>, Praha 1, Staré Město, U Milosrdných





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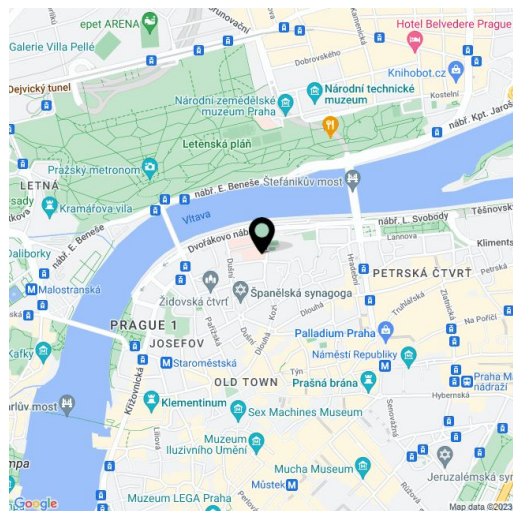
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Total area	171 m <sup>2</sup>
Floor area*	163 m <sup>2</sup>
Terrace	8 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	33969
Available from	Immediately

**High standard duplex with beautiful views of Letná Park and the Vltava River. This fully furnished 2-3-bedroom 2-bathroom split-level attic apartment with a terrace is on the fifth topmost floor of a well maintained historic building with an elevator and preserved original details. Located on a quiet street close to Old Town Square and prestigious Pařížská Street, with full amenities within easy reach, a short walk from the nearest tram stop, and within walking distance of the Staroměstská (line A) and Náměstí Republiky (line B) metro stations and the popular Letná Park across the river.**

The lower level features a spacious living room with a dining area, a fully fitted open plan kitchen, and beautiful views of the Church of Sts. Simon and Jude and Letná park above, a bedroom with built-in wardrobes, a study/bedroom with a built-in bookshelf, a bathroom incl. a bathtub, a separate toilet, a **terrace** facing the back yard, and an entrance hall with built-in storage. The **air-conditioned** upper floor offers an open bedroom with a large **walk-in closet** and views of the Vltava River and Letná Park, an office, a **walk-in closet**, and a shower room with a toilet.

Top quality equipment and finishes, **Bubinga** wood flooring, **polished concrete** floors, a security entry door, an awning on the terrace, a gas boiler, a washing machine, a **Schüller** kitchen with **Indian marble** tiles, a **Nero Assoluto granite** kitchen countertop, a dishwasher and an alarm. Monthly deposit for service charges, utilities and the Internet: CZK 6,500. Available from January 2021.



\* 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.