



## Two-bedroom Apartment

104 m<sup>2</sup> Praha 1, Masná

1 900 € per month



Layout  
**Two-bedroom**

Area  
**104 m<sup>2</sup>**

We offer this bright 3+kk apartment, 104.1 m<sup>2</sup>, with air conditioning for long-term rental exclusively. It is located on the 4th floor (5th floor above ground) of a functionalist residence with an elevator, situated just a few steps away from the Old Town Square in the quiet Masná street - Prague 1, Old Town. The apartment is available from May 1, 2025.

The luxury residence was created by a complete reconstruction of a functionalist building with attention to the restoration of period features, sensitively respecting the purist layout. It offers representative common areas. This apartment includes a brick cellar in the basement of the building.

A highlight of the apartment is the extraordinarily large windows in all rooms. The timeless layout of this 3+kk apartment facing south, towards Masná Street offers a view of the Old Town and the prominent St. James the Greater Church.

<b>Price</b>	1 900 €
<b>Floor area</b>	104 m <sup>2</sup>
<b>Cellar</b>	2.8 m <sup>2</sup>
<b>Floor</b>	4
<b>Elevator</b>	Ano
<b>Building energy rating</b>	G

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In the exceptionally large living room, there is ample space for a seating area under the windows and a large dining table next to the kitchen, which is optically separated from the room. The kitchen is equipped with built-in appliances and a separate standing American fridge brand, Haier. An advantage is that both bedrooms have their own bathroom - one with a shower, toilet, and sink, the other with a bathtub, toilet, bidet, and sink. The bathroom also includes a combined Haier brand appliance – a washer with a dryer.

The floors in the apartment are made of solid oak parquet. The bathrooms feature Italian tiles and claddings, top-quality sanitaryware, and fixtures. The apartment has air conditioning, a BTicino smart home system, a central switch, a video intercom, motorized blinds, and security entry doors.

The rent is 47,000 CZK/month and advance payments for services are 9,016 CZK including heating and hot water. Electricity will be transferred to the tenant.

We recommend taking the opportunity to live in a quiet street in the middle of the historic Old Town, at the center of the action in this beautiful city.

## VÁŠ MAKLÉR



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4. patro

4.10 OBÝVACÍ POKOJ 51,8m<sup>2</sup>

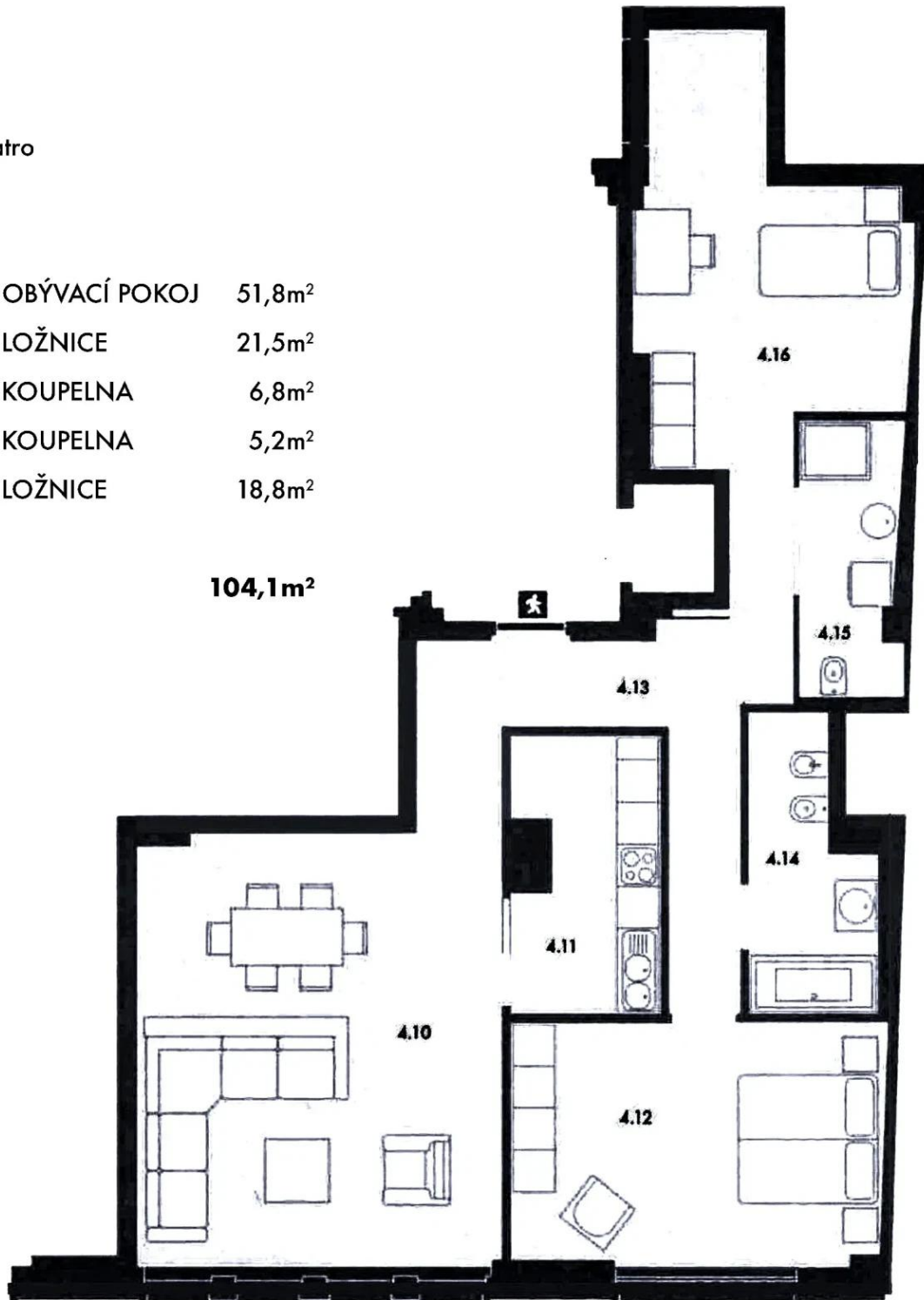
4.12 LOŽNICE 21,5m<sup>2</sup>

4.14 KOUPELNA 6,8m<sup>2</sup>

4.15 KOUPELNA 5,2m<sup>2</sup>

4.16 LOŽNICE 18,8m<sup>2</sup>

104,1m<sup>2</sup>

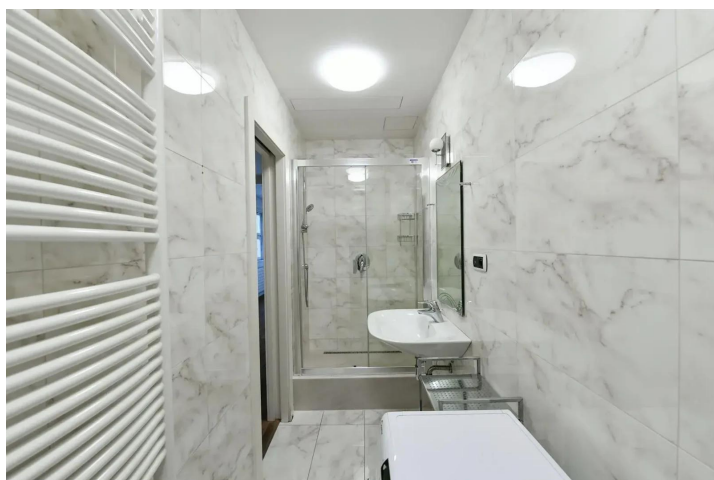
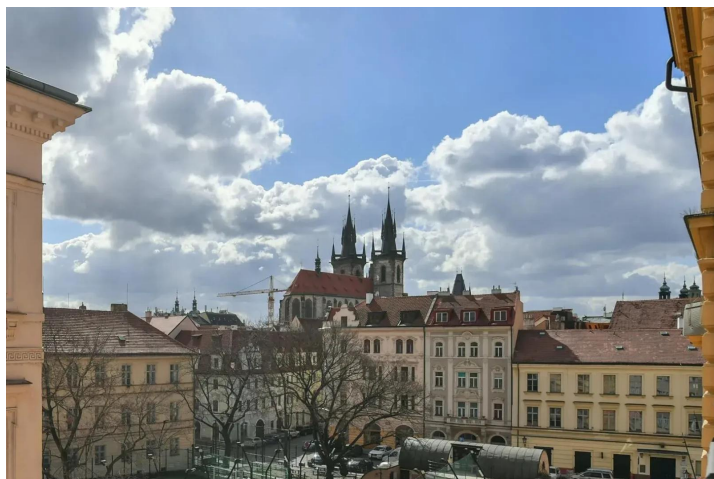




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