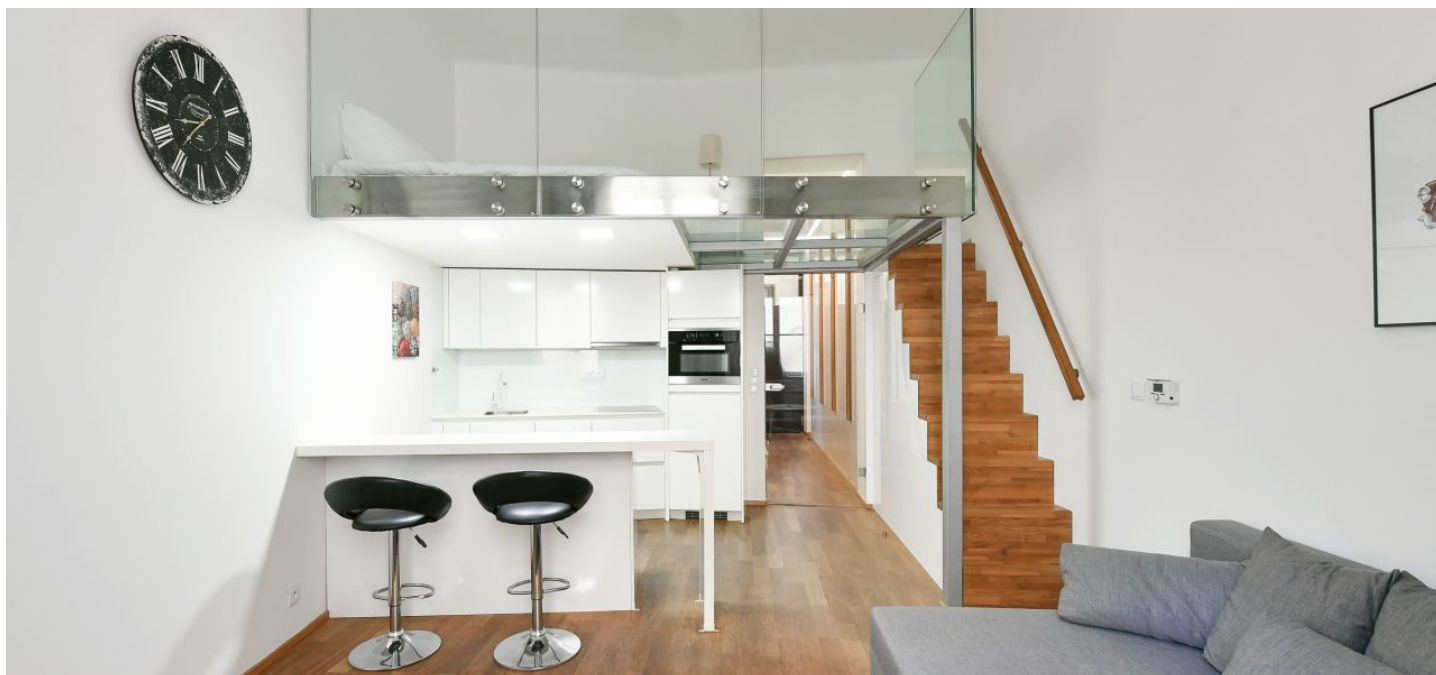


Apartment Studio (1+kk)

€ 359 656 | CZK 8 995 000

34.02 m², Prague 1, Nové Město, Na Poříčí

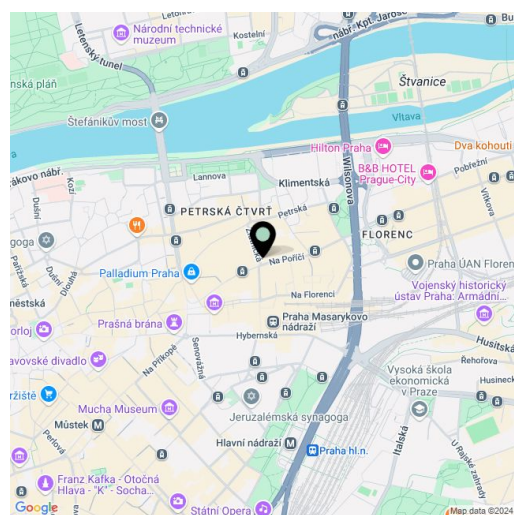


Apartment Studio (1+kk)

€ 359 656 | CZK 8 995 000

34.02 m², Prague 1, Nové Město, Na Poříčí

Total area	40 m ²
Floor area*	34 m ²
Balcony	6 m ²
Parking	-
Cellar	-
PENB	G
Reference number	106337



* 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.

This apartment facing the courtyard with maximally used space is located on the 2nd floor of a historic apartment building with an elevator. The nicely renovated gallery-access building is located next to Těšnov Park, close to the Florenc metro transfer station and tram stop.

The area of the apartment consists of a living room with a kitchen, a **mezzanine floor** with an area of **more than 8 m²**, a bathroom (with a bathtub, shower screen, toilet, and sink), and a foyer. The entrance to the apartment is through the **gallery**, which is in exclusive use for the apartment, and the window in the living room faces **west** onto the **courtyard**.

The apartment is in excellent condition. Floors are **wooden**, and the mezzanine floor is made of **safety glass**. The kitchen is equipped with built-in **Miele** appliances. Heating is provided by a gas boiler. The apartment comes a **cellar cubicle for rent** (for a symbolic price), and it is possible to rent a parking space in the underground garage of the hotel across the street. The building has an **elevator**, a decorative facade, and elegant common areas.

This **prestigious location** in Prague 1, **New Town**, offers living in an excellently accessible area and, moreover, within easy reach of everything you need. There is a tram stop nearby, a subway transfer station, and an international bus terminal within a 5-minute walk, and the Masaryk Railway Station is also nearby. In the immediate vicinity are restaurants, cafes, and fast-food establishments, shops, pharmacies, as well as a museum, the **Atlas cinema**, or the **Karlin Music Theater** and the **Archa Theatre**.

Floor area 34.02 m² + sleeping platform 8.8 m², courtyard balcony 5.54 m².

Apartment Studio (1+kk)

€ 359 656 | CZK 8 995 000

34.02 m², Prague 1, Nové Město, Na Poříčí

