

## Apartment One-bedroom (2+kk)

€ 599 760 | CZK 15 000 000

60.2 m<sup>2</sup>, Prague 1, Nové Město, Opletalova



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Total area	66 m <sup>2</sup>
Floor area*	60 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	D
Reference number	107863

This apartment with high ceilings, designer furnishings, and the possibility of seating on the balcony for exclusive use is located on the 3rd floor of a Neo-Renaissance building with an elevator in the very center of the city, close to Wenceslas Square and Vrchlické Sady Park, which will undergo extensive revitalization.

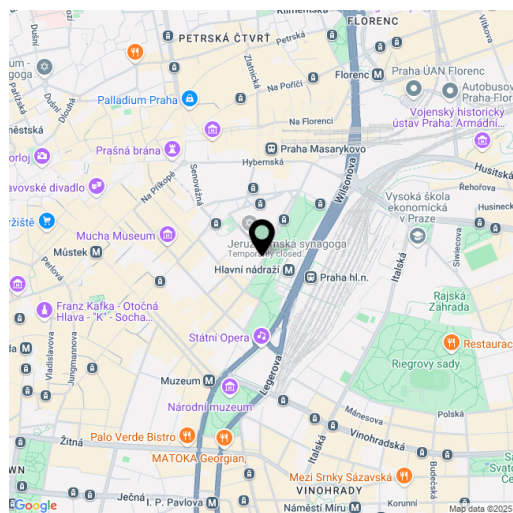
The apartment's layout consists of a living room with an open plan kitchen, a bedroom, a bathroom (with a shower and toilet), and an entry hall. The entrance is via a gallery-style corridor, which can be used as an outdoor seating area.

The timeless interior was designed by an architectural studio. The high-quality equipment includes wooden floors, soundproof windows, central heating. The kitchen is fully equipped and the purchase price includes all interior furnishings. The entire building was successfully renovated in 2019 by the renowned OOOX studio. It is equipped with an elevator and a security camera system, and the apartment comes with a cellar.

This strategic location offers excellent metro and tram connections. After the revitalization of the nearby park, a new tram stop will be just steps from the building. The surrounding area is filled with restaurants and shops, and within walking distance are theaters, cinemas, the State Opera, and the National Museum.

Floor area 60.2 m<sup>2</sup>, balcony 6 m<sup>2</sup>.

The ownership of this unit and the adjoining one includes the right to use a 12 m<sup>2</sup> balcony.



\* 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.



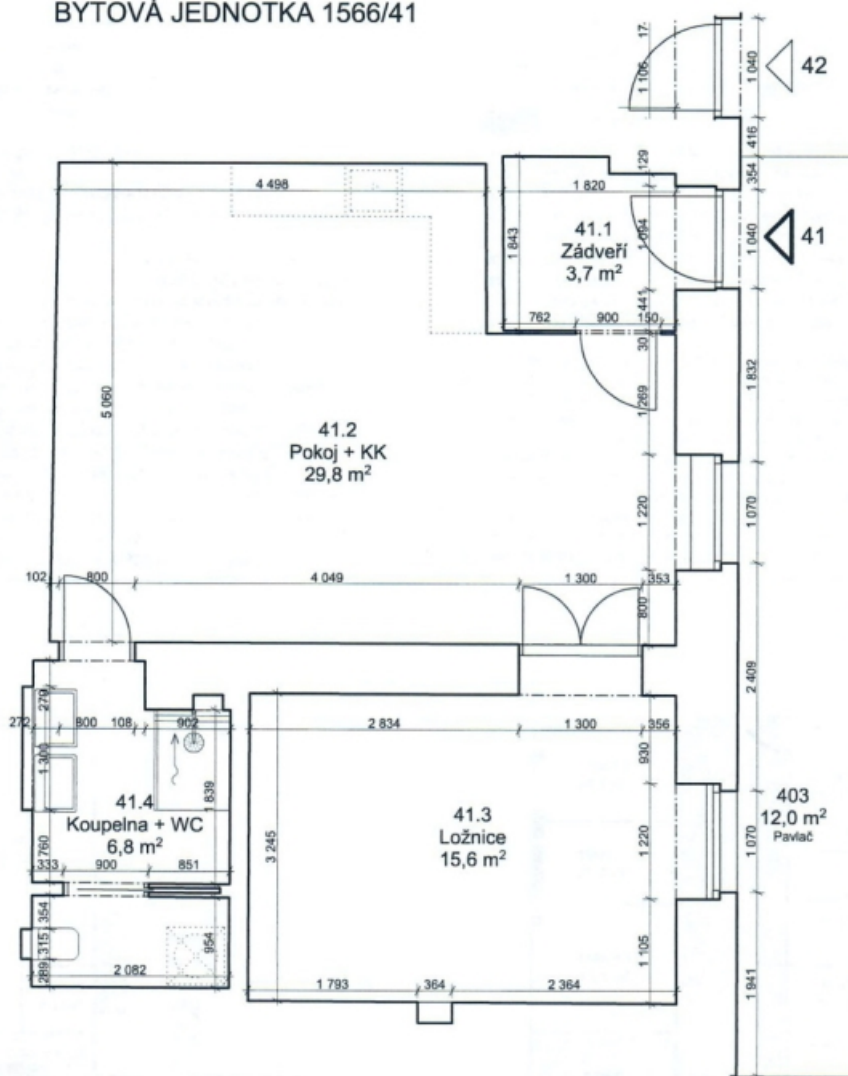
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Opletalova 1566/30, Praha 1

4NP BYTOVÁ JEDNOTKA 1566/41



BYTOVÁ JEDNOTKA 41		
41.1	Záďveří	3,7
41.2	Pokoj + KK	29,8
41.3	Ložnice	15,6
41.4	Koupelna + WC	6,8
Svislé nosné a nenosné konstrukce uvnitř		4,3
PODLAHOVÁ PLOCHA		
403	Pavlač VU (41+42)	12,0
1566/41	Sklepní kóje	1,0
CELKOVÁ PLOCHA		73,2
VU Výlučné užívání		
POZN.: Kuch. linka a pračka nejsou součástí dodávky		

1566/41