



## Apartment Studio (1+1)

Sold

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



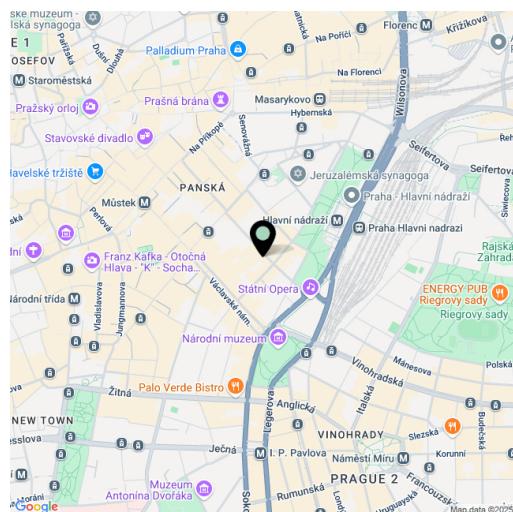


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Total area	31 m <sup>2</sup>
Parking	-
Cellar	-
Service price	1895 CZK monthly
PENB	G
Reference number	101047



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

**This fully furnished apartment with high ceilings and windows facing a quiet courtyard is located on the 5th floor of a Functionalist apartment building with an elevator. The building stands in the city center, right next to Wenceslas Square.**

The apartment area is divided into a living room/bedroom, a separate kitchen, a bathroom (with a bathtub, toilet, sink, and connection for a washing machine), and an entrance hall. The room is **west-facing**, the kitchen is **east-facing**, and all windows overlook the **courtyard**.

The windows have **wooden frames**; floors are floating, wooden, and tiled. **Luxfer glass** illuminates the bathroom. The kitchen is fully equipped, including a dishwasher; central heating. All of the pictured interior facilities are included in the purchase price. **The Functionalist building has 2 elevators**, and the **original craftsmanship elements** have been preserved in the common areas.

The building is located just a few steps from **Wenceslas Square and Vrchlické Garden**, which are awaiting a major **revitalization** in the foreseeable future. Metro stations of all lines, **tram stops, and the Main Railway Station** are within quick walking distance. The neighborhood is full of restaurants and shops, cinemas, theaters, and the **State Opera and the National Museum** are close-by.

Floor area 30.9 m<sup>2</sup>.



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