



## Apartment Two-bedroom (3+kk)

**Sold**

107.3 m², Prague 1, Nové Město





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Total area	124 m <sup>2</sup>
Floor area*	107 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Terrace	14 m <sup>2</sup>
Parking	-
Cellar	-
PENB	B
Reference number	101928

\* 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.

**Thanks to its location in the city center near Národní Třída Street and Žofín Island, this elegant, absolutely quiet, and completely unique apartment with a terrace and balcony faces a green courtyard and garden. It is situated on 2nd floor of in the back section of a meticulously reconstructed building with a non-stop reception and elevator.**

The practical layout offers a living room with a kitchen and dining area, 2 bedrooms with their **own en-suite bathrooms**, a separate toilet, and an entrance hall with storage space. From the living room and one bedroom, it is possible to enter **a covered shady terrace with views of the mature treetops** in the courtyard, and the living room has **a sunny, southeast balcony** facing the **nicely landscaped garden**.

The residence was created through the complete renovation of the building in 2017. The apartment is in **excellent condition** with high-quality equipment including a custom-made Schmidt kitchen with Siemens appliances (induction hob, dishwasher, steam and convection oven, refrigerator) and **a stone worktop, bleached oak parquet floors** in a square pattern, wooden Euro windows with triple glazing and insect nets, an entrance door with an electromechanical lock, Santech bathroom fittings, built-in Indeco cabinets, a built-in **wooden wall** in the living room, dimmable remote control ceiling lights, or an **Italian AXO Light Fairy hanging chandelier** in the kitchen. Heating is provided by a central boiler room, and the apartment is guarded by a **Jablotron** security system. The **24/7 reception** also contributes to the feeling of security.

**This excellent location** is easily accessible by metro and tram. Situated near Národní Třída Street and Charles or Wenceslas squares, it is also very close to the Quadrio shopping center. Many restaurants, cafes and shops, theaters and cinemas, as well as schools, doctors' offices and other services are within walking distance. In just a short walk, you can reach **Slovanský Island** with a **park** and many important monuments, including the **National Theater**.

Floor area 107.3 m<sup>2</sup>, terrace 14 m<sup>2</sup>, balcony 2.9 m<sup>2</sup>.



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Spálená

Byt 3 + kk

3. NP

- 1 Předsiň
- 2 WC
- 3 Obývací pokoj + kk
- 4 Balkon
- 5 Ložnice
- 6 Koupelna
- 7 Koupelna
- 8 Ložnice
- 9 Terasa

