



## Apartment Three-bedroom (4+kk)

Ask for price

131 m<sup>2</sup>, Prague 1, Nové Město, Senovážné náměstí

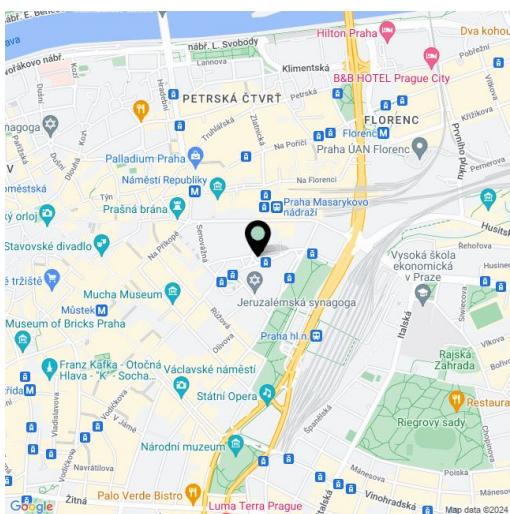




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Total area	131 m <sup>2</sup>
Parking	Parking stacker
Garage	Yes
Cellar	4 m <sup>2</sup>
PENB	C
Reference number	105271



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

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

**Elegant three-bedroom apartment with views of a quiet courtyard and charming garden, including a parking space, offering a combination of modern comfort, historical charm, and an exclusive location right in the city center, within walking distance of all amenities.**

The layout of the fully furnished apartment consists of a spacious living room with a kitchen and large dining table, a master bedroom with an **en-suite bathroom and walk-in closet**, 2 additional separate bedrooms, a 2nd bathroom with a bathtub and shower, a separate toilet, and a practical soundproofed closet for a washing machine and dryer. The apartment includes an oversized **parking space** and a **cellar** in the basement.

The interior was extensively renovated to the highest standard in 2024 under the supervision of a renowned architectural studio. The floors are three-layer **wooden parquets**, and the bathrooms have large-format tiles. Pivot interior doors and a Scavolini kitchen with a **Technistone** countertop and built-in **Miele** appliances add to the level of exclusivity. The bathrooms by **Elite Bath** are equipped with premium sanitary ware by **Villeroy & Boch**, **Grohe**, and **Gessi**. The elegant design is complemented by custom-made built-in furniture by **Presotto**, **Ditre** sofas, and **Oasis** beds. The atmosphere is completed by custom-made crystal chandeliers from the **Wranovsky** manufacturer and dimmable lighting. The windows are wooden with insulating double glazing. The apartment is secured by a **Jablotron** system. Thermal comfort is ensured by radiators and **underfloor heating** in the bathrooms, and there is a central boiler room in the residence. The renovated historical building from the 19th century also offers a 24-hour **reception** and an **elevator**.

A great address in the heart of Prague 1 stands out for its proximity to cultural and historical monuments, numerous restaurants, cafes, and shops in the area and perfect transport services (all metro lines and several tram stops within walking distance). **Vitkov Park** is ideal for beautiful walks with a view of the city, which is accessible by a bike path from the nearby Main Railway Station.

Floor area 131.24 m<sup>2</sup>, cellar 3.56 m<sup>2</sup>.