



Apartment Studio (1+kk)

27 m², Prague 1, Nové Město, Opletalova

€ 390 304 | CZK 9 500 000



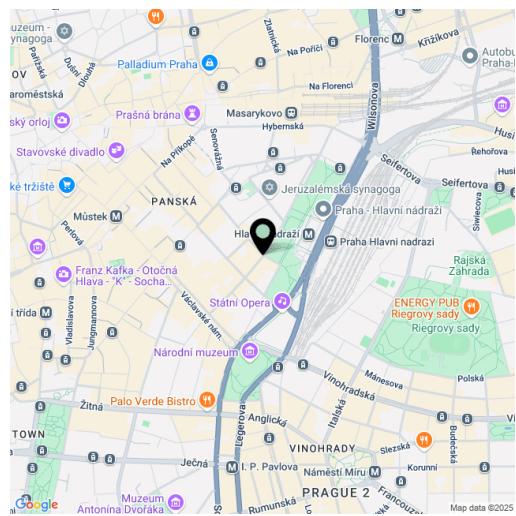


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Total area	32 m ²
Floor area*	27 m ²
Balcony	5 m ²
Parking	-
Cellar	Yes
PENB	D
Reference number	107864



* 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 cozy, stylishly furnished apartment is located on the 2nd floor of a nicely renovated gallery-style building with an elevator. The elegant Neo-Renaissance building stands in Prague 1, close to Wenceslas Square and Vrchlického Sady Garden, which are undergoing an extensive revitalization.

The apartment consists of a living room with a kitchenette, a bathroom (with a shower and toilet), a sleeping loft, and an entrance hall. The entrance to the apartment is via a privately used end section of the gallery walkway.

The timeless interior was designed by an **architectural studio**. High-quality features include **wooden parquet floors**, soundproof windows, central heating, **heat recovery ventilation**, a fully equipped kitchen, washing machine, dryer, TV, and all other interior furnishings. The entire building underwent a successful renovation in 2019 by the **renowned studio OOOOX**. The building is equipped with an **elevator** and a **security camera system**, and the apartment comes with a **cellar**.

Excellent transport accessibility is provided by all metro lines and numerous tram routes. After the **revitalization of the adjacent park**, a new tram stop will be added just a few steps from the building. The area is full of restaurants and shops, and within walking distance are theaters, cinemas, the **State Opera**, and the **National Museum**.

Floor area 27 m², gallery walkway 5 m², cellar 1.7 m².