



## Apartment Two-bedroom (3+kk)

€ 776 500 | CZK 18 900 000

86.1 m², Prague 1, Nové Město, Opletalova





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Total area	90 m²
Floor area*	86 m²
Balcony	4 m²
Parking	-
Cellar	2 m²
PENB	D
Reference number	107867

This spacious, designer-furnished apartment with high ceilings is located on the 2nd floor of a beautifully renovated historic building with a modern elevator. This elegant Neo-Renaissance residence stands in the very heart of the city, just steps from Wenceslas Square and Vrchlického Sady Park, which is being extensively revitalized.

The apartment’s layout consists of a living room with a kitchen and dining area, 2 bedrooms (one with a built-in sleeping loft), a bathroom (with a walk-in shower and toilet), a separate guest toilet, and an entrance hall. The apartment is accessed via a **gallery walkway** (7 m²), which is exclusively used by this and the neighboring apartment.

The timeless interior was designed by an **architectural studio**. High-quality features include **wooden floors**, soundproof windows, central heating, and a **heat recovery ventilation system**. The kitchen is fully equipped, and the purchase price includes all interior furnishings. The entire building was successfully renovated in 2019 under the direction of the **renowned OOOOX studio**. It is equipped with an **elevator** and a **camera system**; the apartment comes with a **cellar**.

The neighborhood is full of restaurants and shops, with theaters, cinemas, **the State Opera**, and **the National Museum** all within walking distance. All metro lines and tram stops are easily accessible, and after the **revitalization of the park by the Main Railway Station**, a new tram stop will be just a few steps from the building.

Floor area 86.1 m², balcony (gallery walkway) 3.5 m², cellar 1.6 m².

\* 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.