



## Apartment Two-bedroom (3+kk)

€ 776 500 | CZK 18 900 000

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



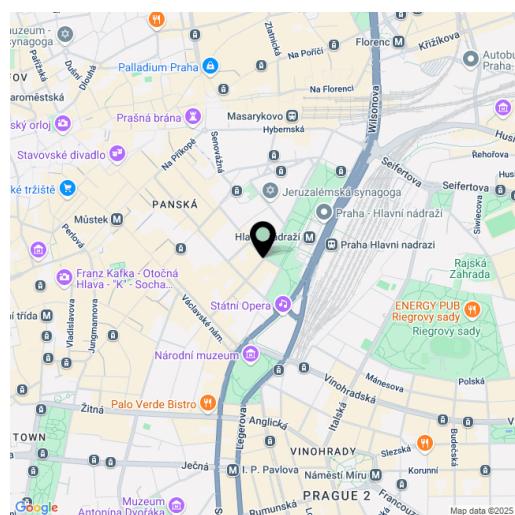


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Total area	90 m <sup>2</sup>
Floor area*	86 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	-
Cellar	2 m <sup>2</sup>
PENB	D
Reference number	107867



\* 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 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 m<sup>2</sup>), 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 m<sup>2</sup>, balcony (gallery walkway) 3.5 m<sup>2</sup>, cellar 1.6 m<sup>2</sup>.