



Apartment Three-bedroom (4+1)

€ 780 929 | CZK 19 000 000

133.9 m², Prague 1, Nové Město, Krakovská





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Total area	134 m²
Parking	-
Cellar	3 m²
PENB	G
Reference number	110350

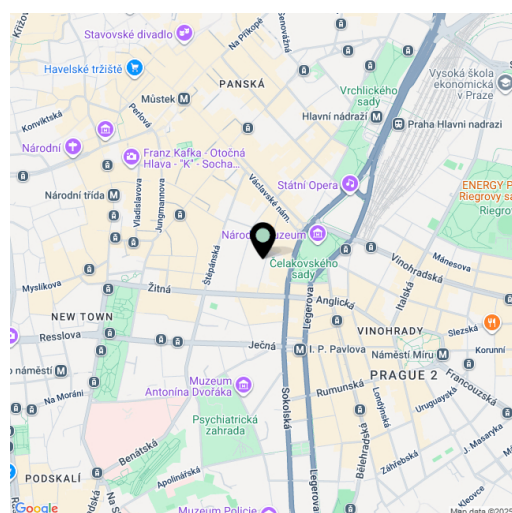
This bright partially furnished apartment with a floor area of **134 m²** and west-facing windows overlooking a quiet courtyard is located on the **3rd floor** of a refurbished Art Nouveau building with an elevator, only a few steps from Wenceslas Square.

The layout of the apartment offers a living room connected to a large kitchen and dining area, which can be fully opened onto the entrance hall, a master bedroom with a **walk-in closet** and a spacious bathroom (bathtub, massage shower, double sink, toilet, and bidet), two additional rooms, a second bathroom, a storage room, and an entrance hall. The apartment can be divided into **two separate units** – a **2-bedroom with a separate kitchen** and a **1-bedroom with a kitchenette** – sharing the entrance hall and storage. The property also includes a cellar located on the same floor next to the apartment, housing the boiler and water heater.

Facilities include **wooden parquet floors** in the living areas, ceramic tiles in the bathrooms, **casement windows**, a Junkers gas boiler, and a video intercom. The purchase price also includes a fully fitted kitchen with ample **storage space** and antique furniture.

The building is located in an attractive area right in the **center of Prague**, just a few steps from **Wenceslas Square**, yet in a quiet street without noisy bars and clubs. Its location makes it an ideal base for exploring the **historic city center**. Complete civic amenities are within immediate reach – restaurants, cafés, shops, theaters, as well as offices and medical facilities. Excellent transport accessibility is provided by the nearby **Muzeum and Můstek transfer metro stations**, along with several tram lines.

Floor area 133.9 m², cellar 3 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.

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This detailed floor plan shows the layout of the apartment with furniture placement. The kitchen (Kuchnia) is equipped with a stove, sink, and refrigerator. The living area (Obywat pokoj) features a sofa and coffee table. The dining area (Kuchnia) has a table and chairs. The bedroom (Poko) includes a bed and bedside table. The bathroom (Łazienka) has a bathtub, toilet, and vanity. The hallway (Korytarz) provides access to all rooms. The plan also shows the location of the entrance door and windows.