



Apartment Three-bedroom (4+1)

€ 780 929 | CZK 19 000 000

133.9 m², Prague 1, Nové Město, Krakovská



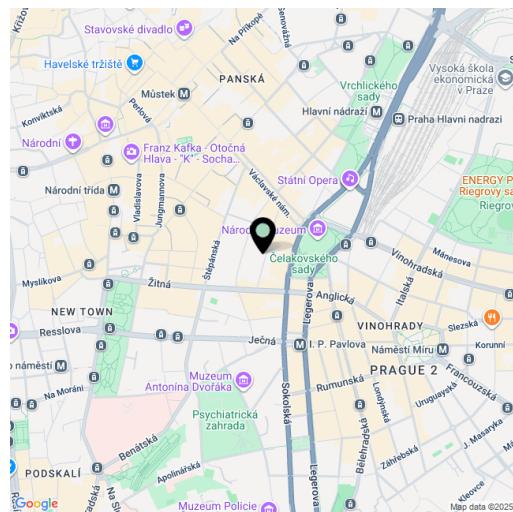


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Total area	134 m ²
Parking	-
Cellar	3 m ²
PENB	G
Reference number	110350



* 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 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.



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