



## Apartment Two-bedroom (3+1)

€ 1 027 116 | CZK 25 000 000

120.4 m<sup>2</sup>, Prague 1, Nové Město, Na Struze



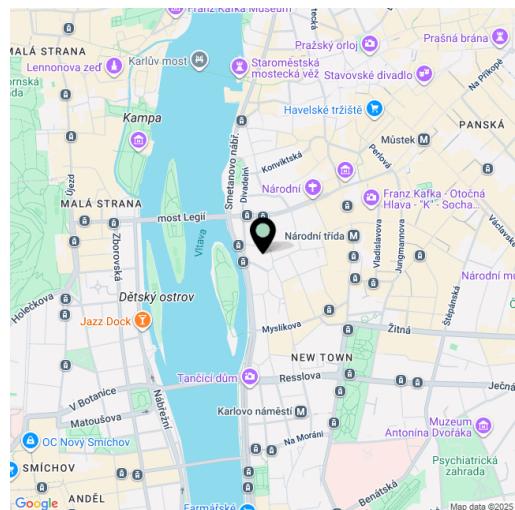


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Total area	178 m <sup>2</sup>
Floor area*	120 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Terrace	55 m <sup>2</sup>
Parking	-
Cellar	-
PENB	D
Reference number	110574



\* 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 air-conditioned three-bedroom apartment with a balcony and rooftop terrace occupies the entire 6th floor of a fully renovated historic building, preserving its original architectural features and featuring a new elevator, located on a quiet street in the historic center of Prague, just a few steps from the Vltava riverbank, Žofín Island, and the National Theater.**

The layout features a living room with a **balcony** offering views of the courtyard and the roof of the National Theater, a walk-through study/lounge with one bedroom on each side, a bathroom (bathtub, shower, toilet), a utility room, a separate toilet, and a spacious entrance hall. The apartment also includes a **rooftop terrace**.

The bright interior feels exceptionally airy thanks to the **high ceilings**, while wooden casement windows, quality parquet floors, and paneled doors emphasize its historic character. The apartment comes with a fully fitted kitchen unit. Heating is provided by a private gas boiler.

Living in the very heart of the city, within sight of the **National Theater**, offers a wide selection of cafés, bistros, restaurants, shops, boutiques, and shopping centers. The lively social and cultural scene adds to the unique atmosphere. For relaxation, the quiet park on Střelecký Island or the expansive Petřín Gardens on the opposite bank of the Vltava are just a short walk away. Convenient transport connections throughout Prague are ensured by tram lines as well as the **Národní třída** and **Karlovo náměstí** metro stations.

Floor area 120.4 m<sup>2</sup>, terasa 55 m<sup>2</sup>, balcony 2.7 m<sup>2</sup>.