



## Apartment Two-bedroom (3+kk)

Sold

93 m<sup>2</sup>, Prague 1, Nové Město





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Total area	93 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	3 970 CZK monthly
PENB	G
Reference number	26559

\* 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.

**Comfortable, renovated apartment with the atmosphere of the First Republic, with windows facing a quiet courtyard, located on the second floor of an apartment building in the center of Prague, close to the main train station and Masaryk train station / tram stops.**

From the corridor you enter a **study, bathroom with a window**, shower and a small bathtub, washer and a dryer, as well as a **living room with a fully equipped kitchen** and dining area with two windows. The living room also follows a **bedroom**, which is separated by a wide two-wing door. A **spacious walk-in closet** is adjoined to the bedroom, built-in wardrobes are along the whole corridor wall.

The entire apartment is decorated in shades of white, cream & beige - walls, kitchen, dining bench with table, large-size tiles in the corridor and the bathroom, **door with glass cut filler panels and casement window frames**, which are original replicas and are insulated. The darker wooden floating floor contrasts pleasantly with the light tones. In the bathroom there is floor heating, the heat is provided with a gas boiler. There is also an interesting element in the corridor - a **mirror that is a heater**. The apartment is secured by an **alarm** and a **Next entrance security door**. The unit includes a spacious, **20-meter cellar**. The facade facing the courtyard is currently being renovated. In the courtyard there will be **common seating** and an area for barbecuing.

The apartment unit is housed in a carefully reconstructed apartment building in the center of Prague with **excellent transport accessibility**: there is access to the Prague Highway nearby, and it's only a few minutes' walk to the main and Masaryk train stations. Just around the corner from the building there is a tram stop. Blue zone parking available for residents in front of the house. There are plenty of restaurants, shops, cafes, theaters and cinemas nearby.

Interior 93 m<sup>2</sup>, cellar 20 m<sup>2</sup>.