



Apartment Two-bedroom (3+1)

Sold

77 m², Prague 1, Nové Město, Klimentinská

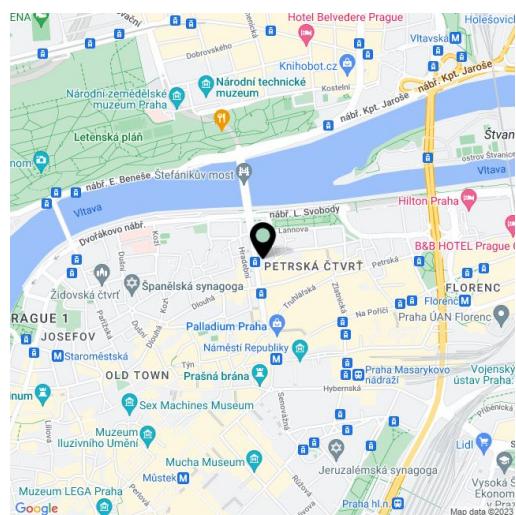




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Total area	77 m ²
Parking	Parking for residents
Cellar	-
PENB	G
Reference number	27880



* 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.

Bright apartment on the 3rd floor of a well-kept Art Nouveau building - ideal for those who want to live in the center and at the same time in a quiet area without city noise. Just a few steps from trams, the Metro, shopping centers, schools, theaters, the cinema and a park.

The apartment consists of a **living room with a view of the Church of St. Clement**, 2 bedrooms (one accessible to the living room by double wing door, the other facing the courtyard), a kitchen with dining area, bathroom, separate toilet, utility room and entrance hall.

Preserved and restored original parquet flooring, windows and doors (including hardware). The apartment is after a partial renovation (water distribution in plastic tubes, distribution of electricity and heating in copper tubes, new radiators). Heating and hot water provided by a gas boiler. The building with about 7 units is without a lift.

Located on a quiet one-way street (with parking reserved only for residents). All services are within a short walking or driving distance. Two-minute walk to the tram, five minutes to B Namesti Republiky metro station. **Elementary school directly on the same street.** Grammar school, kindergarten and day care center nearby. Landscaped park with a children's playground nearby.

Interior 77 m², cellar 4 m².



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